

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ Consent ☒ Discussion

SUBJECT:

Report on the selection of permanent and temporary (neighborhood) polling locations for Early Voting during the 2007 City of Las Vegas Municipal Election - All Wards

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

NRS 293C.3561 states that the City Clerk is to establish criteria for the selection of permanent and temporary (neighborhood) polling places for Early Voting by personal appearance. Additionally, the City Clerk is to inform the City Council, at a regular meeting, of the sites that have been selected. Using the established criteria, as well as historical data on Early Voting in the City of Las Vegas, 16 temporary (neighborhood) sites have been selected with locations within each of the 6 Wards; and the two permanent polling locations at City Hall and the Meadows Mall.

RECOMMENDATION:

Report Only, No Action Required

BACKUP DOCUMENTATION:

1. Criteria for Selecting Early Voting Polling Places for the City of Las Vegas
2. List of Selected Permanent and Temporary (Neighborhood) Polling Places for Early Voting at the 2007 Municipal Elections

Minutes:

No motion required. A report was given.

CITY CLERK RONEMUS deferred to CHIEF DEPUTY CITY CLERK BRIDGES for a report on the selected early voting sites, which were depicted on a Ward Map shown on the overhead, in accordance with the list of sites. She noted that an additional site resulted in Ward 3 at the Albertsons located at Bruce and Charleston, and then described the criteria for selecting early voting sites, as indicated in the backup documentation.

Criteria for Selecting Early Voting Polling Places for the City of Las Vegas

1. Polling places must be accessible to individuals with disabilities.
2. To the extent possible, polling places will be located throughout the city based upon the distribution of registered voters so that residents of all communities have an opportunity to participate in the early voting program. Any city voter, regardless of ward, may vote at any Early Vote location.
3. Polling places will be selected to ensure, to the extent it is consistent with criteria #1 and #2, the efficient use of Clark County early voting personnel and equipment.

Considerations:

- a. Organizations that allow the City to use their facilities as early voting sites do so as a service to the community. Not all organizations choose to participate in the early voting program; therefore, not all sites the City might wish to use are available as early voting polling locations.
- b. The facility must be physically suitable for use as an early voting site. Key issues include parking, ADA accessibility, space within the facility and communications (sites must be wired for connectivity, a one-time cost).
- c. The facility or its providers must not be actively involved or perceived to be involved in any current political activities targeting local voters. This consideration would not necessarily exclude those organizations which are traditionally considered to be nonpartisan, such as the League of Women Voters.
- d. The City of Las Vegas contains some areas that are rural and undeveloped in which residents do not have Election Day polling places, but are assigned to mail precincts. Individuals in these precincts may vote at any early voting site, but due to their scarcity, do not figure into the selection of early voting locations.
- e. The early voting program was initiated in 1994 in Clark County and in 1995 in the City of Las Vegas. Early Vote has grown each year since its inception. As a result, many voters now refer to the early voting site at which they traditionally vote as "their polling place." Just as Election Day voters are sensitive to changes in polling places, so too are early voters. Early voting history, therefore, is an important consideration when selecting site locations.
- f. Early voting turnout history clearly indicates that voters prefer polling places be situated at locations at which they would gather or shop whether or not early voting was taking place.
- g. Opening and closing times of non-permanent early voting locations may be staggered so that the teams that set up and take down the voting equipment can support more than one location. Operating hours for the permanent sites are based

upon the location (e.g., mall hours for malls, etc.).

NEIGHBORHOOD POLLING PLACES FOR EARLY VOTING AT THE 2007 MUNICIPAL ELECTIONS PERMANENT AND TEMPORARY

Ward	Location	Address	Intersection	Other Wards Served
	Meadows Mall	4300 Meadows Lane		Permanent site serving all wards
	City Hall	400 Stewart Avenue	Las Vegas Blvd/Stewart Ave	Permanent site serving all wards
1	Albertsons	1650 N. Buffalo	Buffalo/Vegas	2, 4 and 5
1	Food 4 Less	3864 W. Sahara Ave		3 and 5
1	West Charleston Library	6301 W. Charleston Blvd	Charleston/Community College	None
2	Sahara West Library	9600 W. Sahara		None
2	Veterans Memorial	101 S. Pavillin Center		4
2	Vons	820 S. Rampart	Charleston/Rampart	None
3	Albertsons	4421 E. Bonanza	Bonanza/Lamb	None
3	East Las Vegas Community Ctr.	250 N. Eastern Ave	Stewart Ave / Eastern	5
4	Albertsons	8350 W. Cheyenne	Cheyenne/Durango	None
4	Desert Vista Community Ctr	10360 Sun City Blvd		2
5	Doolittle Community Ctr	1950 J Street, Room B		None
5	Smiths	1421 N. Jones Blvd	Vegas/Jones	1
6	Albertsons	8410 Farm Rd	Farm/El Capitan	None
6	Centennial Center (Near Circuit City)		Centennial Center & Tropical Parkway	4
6	Smiths	4400 N. Rancho	Rancho/Craig	4
6	Vons	6000 W. Cheyenne	Cheyenne/Jones	4 and 5

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FIELD OPERATIONS

DIRECTOR: LARRY HAUGSNESS

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Third Amendment to Restated Management Agreement between the City of Las Vegas and Angel Park Golf, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)

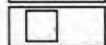
Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Dept./Division:

Amount:

Funding Source:

PURPOSE/BACKGROUND:

Pursuant to the City's management agreement with Angel Park Golf, LLC, the City has received a total of \$571,107.90 in land license fees, which, according to law and pursuant to the agreement, must be used for improvements on the entire patented Angel Park site. This Third Amendment sets for the mechanism whereby the Golf Course and the City may jointly participate in making capital improvements to the Golf Course and in utilizing the set aside funds for such purposes in the future if the Council deems it appropriate. This Amendment sets the stage for the first of such proposals.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Third Amendment to Restated Management Agreement

Motion made by STEVE WOLFSON to Approve Items 53, 54 and 55

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

TOM GREEN, Deputy City Attorney, requested Items 54 and 55 be read as well, as they are related to this matter. He indicated that the agreements are in order and that FRANK PANKRATZ, Great Wash Park, LLC, and DAVID BOGUE, Manager of Angel Park, were present to answer any questions.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

COUNCILMAN WOLFSON asked that MR. PANKRATZ outline the timelines of the project, because everyone in the city is looking forward to it. MR. PANKRATZ explained that the equipment is on the site. Due to required grading, he hopes the concrete will be poured in February for the first section of the garage.

TOM McGOWAN, Las Vegas resident, asked when a presentation would be made for the public, in order to obtain the details of the project. MAYOR GOODMAN indicated that the information is in the backup documentation, which is available to the public before the Council meetings.

COUNCILMAN WOLFSON asked MR. McGOWAN to state his concern. MR. McGOWAN indicated that, as a United States citizen, he wants to ensure good government.

Amendment to Final Minutes

Office of the City Clerk

City Council Meeting Minutes of December 20, 2006

Date Submitted: January 8, 2008

Amendment to Item #53

Purpose of Amendment:

Pursuant to Section 2 of the Third Amendment to Restated Management Agreement, executed document added to the Final Minutes as follows:

- Assignment and Assumption Agreement - Cell Tower Licenses

Submitted By:

Stacy Campbell

Signature:

Bernice K. Bridges

City Clerk or Chief Deputy

Date:

2/8/2008

ASSIGNMENT AND ASSUMPTION AGREEMENT
CELL TOWER LICENSES

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement") is dated for identification purposes as of January 29, 2008 ("Identification Date"), and is made by and between ANGEL PARK GOLF, LLC, a Nevada limited liability company ("Assignor") and the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada ("Assignee").

RECITALS

WHEREAS, Las Vegas Golf I, LLC, a Delaware limited liability company ("LVGI"), is the successor by foreclosure to Angel Park, LLC, a Delaware limited liability company ("APLLC"), under a certain Restated Management Agreement dated September of 1999 between the City of Las Vegas, a municipal corporation of the State of Nevada ("City") and APLLC, as amended ("Management Agreement");

WHEREAS, Assignor is the successor to the Management Agreement from LVGI, Assignor's sole member;

WHEREAS, pursuant to the Management Agreement, Assignor has the exclusive right to occupy, operate, maintain, and receive and retain all of the income and profits from, the property located at 100 S. Rampart Blvd, Las Vegas, Nevada 89145-5718 (also known as Assessor's Parcel Nos. 138-32-101-002, 138-32-501-002, 138-29-701-001, and 138-29-801-001 in the records of the Clark County Assessor's Office) (the "Property"), which Property is utilized as a public golfing facility, operated and maintained by Assignor on behalf of the City and consists of two eighteen-hole golf courses, a twelve hole par three course, a clubhouse, lighted driving range, and related facilities (collectively, the "Facility");

WHEREAS, Assignor entered into several Cellular Tower License Agreements ("License Agreements") with several cellular telephone companies ("Licensees") for permanent sites for their Wireless Communications Systems, including, but not limited to monopole towers, equipment shelters and security fencing at the locations described in, and substantially in accordance with, the License Agreements;

WHEREAS, Assignee has requested that the License Agreements be assigned to Assignee, and Assignor is willing to assign the License Agreements to Assignee.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. **EFFECTIVE DATE**: The effective date of this Agreement shall be January 1, 2007 ("Effective Date").

2. **ASSIGNMENT**. Assignor irrevocably assigns to Assignee all of its rights, obligations and interest in all of the License Agreements listed on **Exhibit "A"** attached hereto (the "License Agreements"), subject to the provisions thereof, if any, regarding assignment of Assignor's rights, obligations and interests under the License Agreements. The assignment under this Agreement is without recourse and without representation or warranty by Assignor except as otherwise provided in this Agreement.

3. **ASSUMPTION**. Assignee hereby assumes the performance of all of the terms, covenants and conditions imposed upon Assignor under the License Agreements which have arisen or accrued or are applicable to or which accrue or are applicable to the period on or after the date of this Agreement.

4. **NOTICE TO LICENSEES**. Assignee will notify Licensees of this Agreement and inform Licensees to make all future payments under the License Agreements to Assignee.

5. **MONTHLY LICENSE PAYMENTS**. Assignor will promptly deliver all monthly payments to Assignee that were due under the License Agreements on and after the Effective Date and which have been received by Assignor.

67. **ASSIGNOR'S WARRANTY AND HOLD HARMLESS**. Assignor warrants that it has no actual knowledge, as of the date of this Agreement, of any material default under, or of any claim or other adverse interest on the part of any person or entity in or to, the License Agreements being assigned and assumed under this Agreement. Assignor agrees to hold Assignee harmless from and against any and all claims, damages, losses and/or expenses asserted against or incurred by Assignee by reason of any breach by Assignor, prior to the Identification Date, of any of Assignor's obligations under the License Agreements.

7. **ASSIGNEE'S HOLD HARMLESS**. Assignee agrees to hold Assignor harmless from and against any and all claims, damages, losses and/or expenses asserted against or incurred by Assignor by reason of any breach by Assignee, on or after the Identification Date hereof, of any of the obligations assumed by Assignee under this Agreement.

8. **SUCCESSORS AND ASSIGNS**. This Agreement shall be binding upon and inure to the benefit of the successors, assignees, personal representatives, heirs and legatees of all of the respective parties hereto.

9. **APPLICABLE LAW**. This Agreement shall be governed by, interpreted under and construed and enforced in accordance with the laws of the State of Nevada.

10. **MISCELLANEOUS**. This Agreement shall not be deemed to modify or amend the Management Agreement. This Agreement may be executed in counterparts.

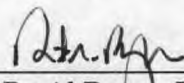
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

ASSIGNOR:

ANGEL PARK GOLF, LLC

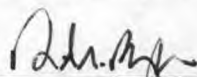
a Nevada limited liability company

By: 
David Bogue, Its Manager

CONSENTED TO AS OF THE EFFECTIVE DATE:

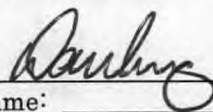
Las Vegas Golf I, LLC

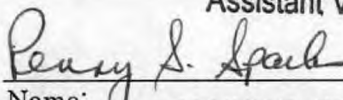
a Delaware limited liability company
a California corporation and
sole member of Angel Park Golf, LLC

By: 
David Bogue, Its Manager

Pacific Life Insurance Company,

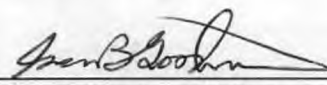
a Nebraska corporation formerly named
Pacific Mutual Life Insurance Company

By: 
Name: _____
Title: David Honerkamp
Assistant Vice President

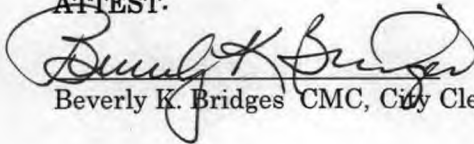
By: 
Name: _____
Title: PENNY S. SPARKS
ASSISTANT SECRETARY

ASSIGNEE:

CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:


Beverly K. Bridges CMC, City Clerk

Approved as to form:

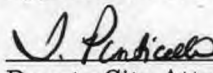
 1/29/08
Deputy City Attorney Date

EXHIBIT "A" TO
ASSIGNMENT AND ASSUMPTION AGREEMENT
CELL TOWER LICENSES

LIST OF CELLULAR TOWER LICENSE AGREEMENTS

SOUTHWESTCO WIRELESS, LP, d/b/a Verizon Wireless, by Southwestco Wireless, Inc., its managing partner, dated March 4, 2005.

NEXTEL OF CALIFORNIA, INC., a Delaware corporation d/b/a Nextel Communications, dated September 27, 2004

NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company, d/b/a Cingular Wireless (**Site 1**) dated June 16, 2005

NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company, d/b/a Cingular Wireless (**Site 2**) dated August 30, 2005.

THIRD AMENDMENT TO RESTATED MANAGEMENT AGREEMENT

This Third Amendment To Restated Management Agreement ("**Amendment**") is entered into this 13TH day of March, 2007 by and between **ANGEL PARK GOLF, LLC**, a Nevada limited liability company (hereinafter "**Golf Club**") and the **CITY OF LAS VEGAS**, a municipal corporation of the State of Nevada (the "**City**").

RECITALS

WHEREAS, the City and Angel Park, LLC, a Delaware limited liability company ("**Angel Park 1**") entered into the Restated Management Agreement dated Sept. 15th, 1999 for the management of the Angel Park Golf Course, together with the First and Second Amendments thereto (said Restated Management Agreement and two amendments collectively referred to herein as the "**Restated Agreement**") (capitalized terms used in this Amendment and not otherwise defined herein have the meanings given them in the Restated Agreement); and

WHEREAS, Las Vegas Golf I, LLC a Delaware limited liability company ("**Angel Park 2**") is the successor by foreclosure to Angel Park 1, and Golf Club is the successor to the Restated Agreement from Angel Park 2 which is the sole member of Golf Club; and

WHEREAS, the City and Golf Club desire to provide appropriate arrangements whereby future proposed capital improvements to the Facility and/or Premises, in addition to Golf Club's responsibilities under the Restated Agreement, can be funded and implemented;

NOW THEREFORE, in consideration of the foregoing recitals and of the covenants and conditions set forth herein, the City and Golf Club do hereby amend the Restated Agreement as follows:

1. **Amendment of Section III. NEW CONSTRUCTION.** Section III of the Restated Agreement is hereby amended to add a new subsection (C) which shall state as follows:

(C) City and Golf Club may enter into supplemental agreements to finance, design and construct new capital improvements to the Facility and/or Premises not originally contemplated by the Restated Agreement and outside the current responsibilities of Golf Club, which agreements will be entitled in sequence, "Angel Park Capital Improvement Agreement 1," etc., and all of which will be subject to the requirements of the Restated Agreement as well as any additional provisions of the supplemental agreements. Such supplemental agreements shall become part of the Restated Agreement to the extent not in violation of the Restated Agreement or Management Plan. Any improvements pursuant to such supplemental agreements

automatically become part of the Facility and Premises subject to the Restated Agreement. Golf Club may study and propose to the City new capital improvements to the Facility and/or Premises and shall submit such information to the City Manager for consideration.

2. Amendment of Section V. LAND LICENSE FEES.

Section V(F) of the Restated Agreement is hereby amended to add a new concluding sentence which shall state as follows:

Golf Club shall immediately assign all Cellular Tower License Agreements involving the Facility and/or Premises to the City and shall refer all future opportunities for such agreements to the City. The City shall dedicate all cellular tower license fees involving the Facility and/or Premises exclusively for use in further capital improvements of the Facility and/or Premises pursuant to Section III(C) herein.

Section V of the Restated Agreement is further amended by adding a new subsection G which shall state as follows:

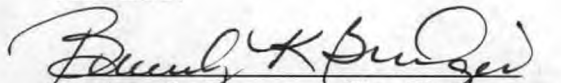
(G) In its sole discretion, but after giving due consideration to the input and proposals from Golf Club, City may suspend any Annual Land License Fees and Added Annual Land License Fees for a period of time deemed appropriate by City to offset costs of additional capital improvements to the Facility and/or Premises approved pursuant to Section III(C) herein.

3. Sections 3 and 4 of the Second Amendment to Restated Management Agreement, with respect to the execution and effect of said Second Amendment also govern this Amendment.

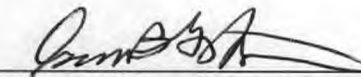
IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their duly authorized representatives the day and year first above written.

CITY OF LAS VEGAS

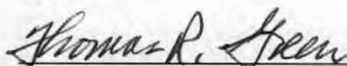
ATTEST:


Barbara Jo Ronemus, City Clerk

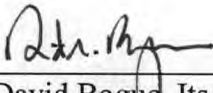
By: **Beverly K. Bridges, CMC**
Acting City Clerk

By 
Oscar B. Goodman, Mayor

Approved as to form:

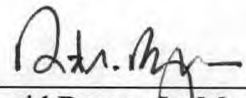
 3/12/07
Deputy City Attorney Date
Thomas R. Green

ANGEL PARK GOLF, LLC
a Nevada limited liability company

By: 
David Bogue, Its Manager

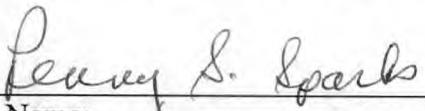
CONSENTED TO AS OF THE EFFECTIVE DATE:

Las Vegas Golf I, LLC
a Delaware limited liability company
sole member of Angel Park Golf, LLC

By: 
David Bogue, Its Manager

Pacific Life Insurance Company
a Nevada corporation
sole member of Las Vegas Golf I, LLC

By: 
Name: **David Honerkamp**
Title: **Assistant Vice President**

By: 
Name: **PENNY S. SPARKS**
Title: **ASSISTANT SECRETARY**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FIELD OPERATIONS

DIRECTOR: LARRY HAUGSNESS

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding the Angel Park Capital Improvement Agreement between the City of Las Vegas, Angel Park Golf, LLC and Great Wash Park, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard (\$69,040 - Angel Park Land License Fees) - Ward 2 (Wolfson)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Dept./Division: Field Operations/Real Estate

Amount: \$69,040

Funding Source: Angel Park Land License Fees

PURPOSE/BACKGROUND:

This agreement will result in a new traffic lighted entryway to be shared by the Queensridge Village and the Angel Park Golf Course. Queensridge Village will construct the entryway, Angel Park shall fund the relocation of the 18th fairway and the City will participate in reimbursing Queensridge for a portion of the design fees for the improvements which will also accommodate the City's multi-purpose trail at the same location. This will also alleviate the current dangerous situation of left turns out of the current Golf Course entryway on Rampart Boulevard.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Angel Park Capital Improvement Agreement

Motion made by STEVE WOLFSON to Approve Items 53, 54 and 55

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

TOM GREEN, Deputy City Attorney, and FRANK PANKRATZ, Great Wash Park, LLC, were present.

See Item 53 for related discussion.

ANGEL PARK CAPITAL IMPROVEMENT AGREEMENT 1

13th This Angel Park Capital Improvement Agreement 1 ("Agreement") is entered into this day of MARCH, 2007 by and between ANGEL PARK GOLF, LLC, a Nevada limited liability company (hereinafter "Golf Club"), GREAT WASH PARK LLC, a Nevada limited liability company ("The Village"), and the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (the "City").

RECITALS

WHEREAS, the City and Golf Club entered into the Restated Management Agreement dated Sept. 15th, 1999 for the management of the Angel Park Golf Course (referred to as the "Premises" below), together with the First, Second and Third Amendments thereto (said Restated Management Agreement and three amendments collectively referred to herein as the "Restated Agreement") (capitalized terms used in this Agreement and not otherwise defined herein have the meanings given them in the Restated Agreement); and

WHEREAS, the City and Golf Club desire for public safety purposes to raise the median on Rampart Boulevard to eliminate left turns out of the Premises; and also desire The Village project ("The Village"), south of the Premises, to allow a roadway to connect from The Village private entrance at Rampart Boulevard to the Premises, which entrance is a traffic lighted intersection, and The Village to thereby gain a convenient entryway onto the Premises, but which roadway will require a redesign of The Village entryway and relocation of the 18th fairway on the Premises; and

WHEREAS, the City, Golf Club and The Village have agreed to the preliminary design of a revised entryway for The Village which would accommodate the new roadway through the Premises for such purposes, also accommodating a City trail (the "Trail") through such area, which design is reflected on Exhibit A attached hereto; and

WHEREAS, the City, Golf Club and The Village desire to provide the appropriate funding and financing arrangements to cover the costs of the design and construction of the new entryway, new roadway, and relocation of the 18th fairway;

NOW THEREFORE, in consideration of the foregoing recitals and of the covenants and conditions set forth herein, the City, Golf Club and The Village do hereby agree as follows:

1. Design.

A. The Village shall continue the design and planning of its revised private entryway into The Village at Rampart Boulevard, together with the roadway, gatehouse and utilities thereto, roundabouts and other features depicted on Exhibit A, including the landscaping for that small triangular portion of the Premises that is highlighted on Exhibit A, which property lies between the gatehouse, to the east of the new roundabout, and north of the Premises property line all at its sole expense, except as stated in Section 6 below, and shall obtain the approval of the City and Golf Club for the final plans and specifications.

The plans shall reflect the entryway sign feature which may be placed, at The Village's option, on the Premises to match the similar feature and complementary signage across the entryway on The Village property, which, if constructed, may be utilized for Golf Club

signage, and shall reflect the underground electrical vault which needs to be relocated to said location as a result of the Agreement.

The plans shall also accommodate the City's plans for the Trail to be constructed on the southern side of the Premises, including sections of wrought iron in the block wall on the northern boundary line of The Village for a more open atmosphere on the Trail. Please refer to Exhibit B for the Site Plan of the Trail and the necessary joint retaining wall for the benefit of all parties.

B. Golf Club shall redesign the 18th fairway to accommodate the design of the new roadway and other features referred to above. Golf Club shall also design the landscaping for the areas between the new roadway and roundabout, and Rampart Boulevard, as well as the area to the east of the new roadway. The plans shall accommodate the City's plans for the Trail to be constructed on the southern side of the Premises, and shall be prepared in coordination with the City's planning thereof. To help ensure the appropriate entry symmetry, the Golf Club's landscape design at the southwest corner of the Premises shall be consistent with the landscaping at The Village's northwest corner.

C. The City shall design the Trail on the southern edge of the Premises in coordination with the planning required for the designs of The Village and Golf Club set forth above. The Trail shall not encroach onto The Village property.

2. **Permits.**

A. The Village shall obtain at its expense, all grading, building and other permits necessary to grade and fill the land for the improvements for which The Village is responsible for design and for the construction of the roadway, roundabouts, gatehouse and entryway feature. With respect to obtaining the permits for The Village's work on the Premises, Golf Club shall execute the documents Golf Club is authorized to execute and reasonably necessary to authorize The Village to obtain such permits.

B. Golf Club and the City shall obtain the permits for the work to be done according to their respective plans as required above.

C. It is in the interest of all parties to undertake the work covered by this Agreement as cost effectively as possible. Accordingly, the City will not require the posting of any bonds for the work covered in this Agreement except as provided in Section 7 below.

3. **Grading and Fill.** The Village shall fill the dirt as will be depicted on the approved civil engineering plans in the area between Rampart Boulevard and the new roadway and roundabout, and shall coordinate with the City, the grading for The Village, the Trail from Rampart Boulevard easterly to the perpendicular line that extends northerly from the east side of The Village's Building #2, including the area from the Premises' south property line to the northerly edge of the Trail all according to the design and plans set forth above. Golf Club shall be responsible for grading and all other costs required for the redesign and construction of the 18th fairway on the Premises. The Golf Club shall also be responsible for the removal and/or relocation of any trees and irrigation lines on the Premises to enable The Village to be able to grade.

4. **Construction.** The Village, Golf Club and the City at their own expense shall each construct the improvements, including landscaping, they are responsible for designing and

permitting as set forth above, all in good faith coordination with each other to achieve the most efficient completion schedule. The Village can begin grading and construction on the Premises only after receiving written Notice To Proceed from Golf Club. The Notice To Proceed shall indicate the date The Village may enter onto the Premises to begin work, and shall give the Right Of Entry to The Village for the duration of time needed to complete the work. Said Notice To Proceed shall be delivered to The Village no later than January 26, 2007, or the Golf Club shall be in default of this Agreement. Please refer to Exhibit C for a sample copy of the Notice to Proceed. The Village, Golf Club and the City will work together to coordinate the placement and timing of the fill on the golf course at a mutually agreed upon date by the Golf Course and The Village after the receipt by The Village of the Notice to Proceed.

5. **Temporary Suspension of License Fees.** With respect to the design and construction to be completed by Golf Club, Golf Club shall maintain all records thereof pursuant to generally accepted accounting principles, including the actual and least available cost and expense to Golf Club of the funds used to finance such design and construction. Such records shall be available for inspection and copying by the City during Golf Club's usual business hours. Following completion of all such construction, Golf Club shall submit to the City a detailed calculation of all out of pocket costs and expenses associated with such improvements (collectively the "Costs") and shall submit the same to the City within 90 days of completion. Golf Club shall continue to calculate all Annual Land License Fees and Added Annual Land License Fees (the "Fees") and to submit such calculations to the City pursuant to the Restated Agreement. However, from the effective date of this Agreement the actual payment to the City of such Fees are temporarily suspended until the amount of such funds retained by Golf Club, equals 80% of the Costs, thereby reimbursing Golf Club for such percentage of the Costs, at which time the payments of the Fees to the City over said amount of retained funds, shall resume pursuant to the Restated Agreement.

6. **Reimbursement for Design Costs.** Following completion of the construction of the improvements to be performed by The Village pursuant to this Agreement, the City shall pay The Village the amount of \$69,040.00 from previous Fees received from Golf Club, as reimbursement for costs incurred by The Village in designing the improvements set forth in Exhibit A (the "Improvements"). Such costs to be reimbursed by the City are itemized in the proposal attached hereto as Exhibit D.

7. **Indemnification.** The Village shall protect, indemnify and hold the City and Golf Club, their officers, employees and agents (herein the "Indemnitees") harmless from any and all claims, damages, losses, expenses, suits, actions, decrees, liens, judgments, attorneys fees, and court costs (herein the "Claims") which the Indemnitees, or any of them, may suffer as a result of the acts or omissions of The Village, its subcontractors, agents, or employees, in performing the construction, operation and maintenance contemplated by this Agreement. As part of this obligation, The Village shall at its expense defend the Indemnitees against such Claims, and failing or refusing to do so, the Indemnitees shall have the right, but not the obligation, to defend the same and charge all costs thereof to The Village. In the event any liens are recorded against the Premises as a result of the performance of construction and maintenance of this Agreement by The Village or its subcontractors or agents, The Village shall immediately take all necessary steps to remove any such liens, and failing to do so within six months of the recording thereof, shall provide a bond in the amount of such liens to the City, naming the City and Golf Club as Obligees, assuring performance of this provision. The bond shall be from a surety and in a form reasonably acceptable to the City. Thereafter, The Village shall continue to take the necessary measures to remove such liens, and failing to do so within

two years of the recording thereof, the Surety shall be responsible to pay off and remove such liens.

8. **Reciprocal Right-Of-Way Agreement.** The City and The Village shall execute the Reciprocal Right-Of-Way Agreement ("ROW Agreement"), in substantially the form attached hereto as Exhibit E, to provide the public ingress and egress to the Premises through the private entryway of The Village depicted on Exhibit A, and to provide The Village and/or utility company the access and rights necessary for any other utilities necessary to serve the gatehouse and maintaining the landscaped areas on the southern edge of the Premises at Rampart Boulevard. The ROW Agreement shall also provide for the use and maintenance of the gatehouse and the part of the new roadway on the Premises east of the new roundabout including the right hand turn lane, in perpetuity. The actual ROW Agreement shall be controlling over any language in this paragraph. This Agreement shall not be recorded; however the ROW Agreement shall be recorded in the Official Records, Clark County, Nevada Recorder's Office.

9. **Premises Entryway Sign Feature.** In the event The Village elects to construct the entryway sign feature depicted in Exhibit A, Golf Club shall be responsible for the actual Golf Club signage, which may be placed upon said feature at its expense. Golf Club shall confer with The Village in the design and placement of any Golf Club signage in order to assure compatibility with the sign standards used on The Village property. This sign feature, shall incorporate appropriate signage for The Village so as not to create confusion with The Village signage on the opposite side of the entry. This signage is to enhance the understanding of the general public concerning the joint use of such entryway as the primary entry/gateway to The Village and as the secondary entry to the Golf Club.

10. **Assignment.** This Agreement is binding on the parties hereto and their successors and assigns permitted herein. Golf Club may assign this Agreement only as permitted in the Restated Agreement. The Village may freely assign this Agreement so long as the assignee owns and manages the development of The Village at Queensridge or the controlling interest therein, or the assignee is an owners' association which manages the common areas of such development. The City shall not assign this Agreement.

11. **Ownership.** The ownership of all improvements constructed on the Premises shall remain with the Premises pursuant to the Restated Agreement, subject to the ROW Agreement.

12. **Maintenance.**

A. All improvements including landscaping constructed on the Premises, except those portions to be maintained by The Village pursuant to the ROW Agreement, shall be maintained by the Golf Club and its successors and assigns in a manner consistent with the requirements of the Restated Agreement.

B. The Trail including landscaping shall be maintained by the City according to City standards.

13. **Time is of the essence.** The parties recognize that time is of the essence and that they will proceed with the completion of their design obligations expeditiously.

14. **Termination.** The parties agree that if the Improvements are not constructed or not constructed as currently contemplated such that the new roundabouts and roadway are eliminated, then this Agreement is terminated and void ab initio and that no party will have any further liability to the other parties under this Agreement.

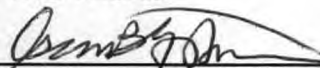
[signatures on the next page]

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

CITY OF LAS VEGAS

ATTEST:

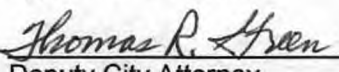
By


Oscar B. Goodman, Mayor


~~Barbara Jo Ronemus, City Clerk~~

By: Beverly K. Bridges, CMC
Acting City Clerk

Approved as to form:

 3/12/07
Deputy City Attorney Date
Thomas R. Green

GREAT WASH PARK LLC,
a Nevada limited-liability company

By: GW Management LLC, a Nevada
limited liability company, its Manager

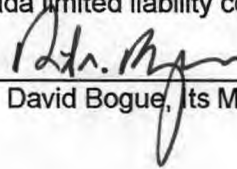
By:

Name: Frank Pankratz
Its: President

TDD

ANGEL PARK GOLF, LLC
a Nevada limited liability company

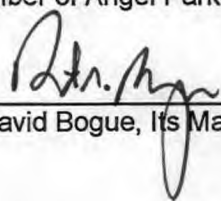
By


David Bogue, Its Manager

CONSENTED TO AS OF THE EFFECTIVE DATE:

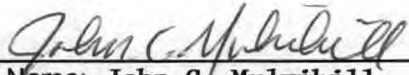
Las Vegas Golf I, LLC
a Delaware limited liability company
sole member of Angel Park Golf, LLC

By:


David Bogue, Its Manager

Pacific Asset Management, LLC
a Delaware limited liability company
sole member of Las Vegas Golf I, LLC

By:


Name: John C. Mulvihill
Title: Assistant Vice President

By:

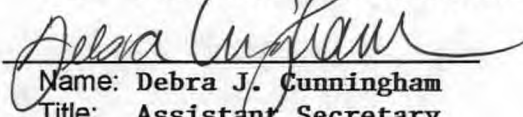

Name: Debra J. Cunningham
Title: Assistant Secretary

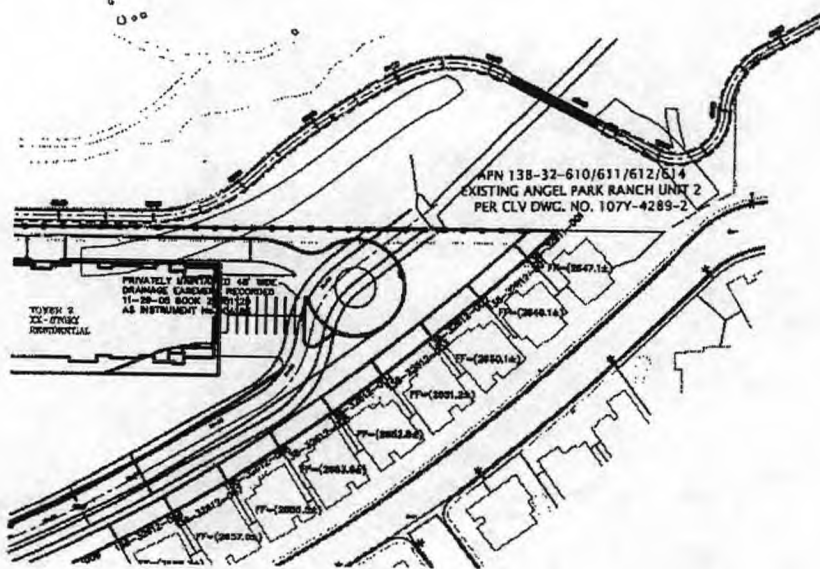
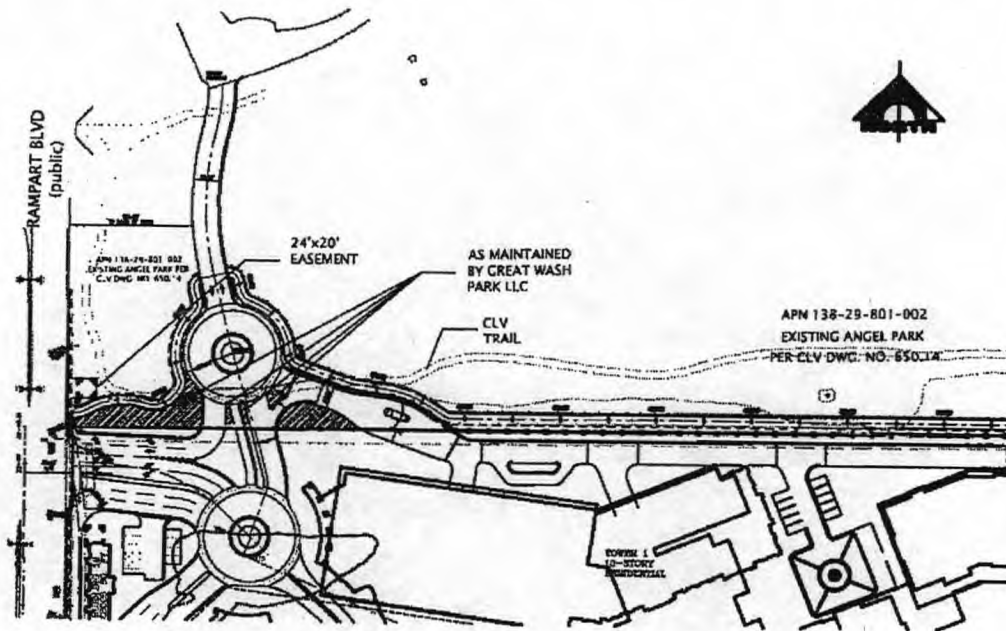
EXHIBIT "A"

SITE PLAN

See Attached.

EXHIBIT A

SITE PLAN



THE VILLAGE AT GREENWOOD	THE VILLAGE AT GREENWOOD	PROJECT NO.
MORRIS & ASSOCIATES, LTD.	MORRIS & ASSOCIATES, LTD.	DATE
	LAWYER'S SIGNATURE	DATE

EXHIBIT B

SITE PLAN FOR TRAIL & RETAINING WALLS

See Attached.

SITE PLAN FOR TRAIL & RETAINING WALLS

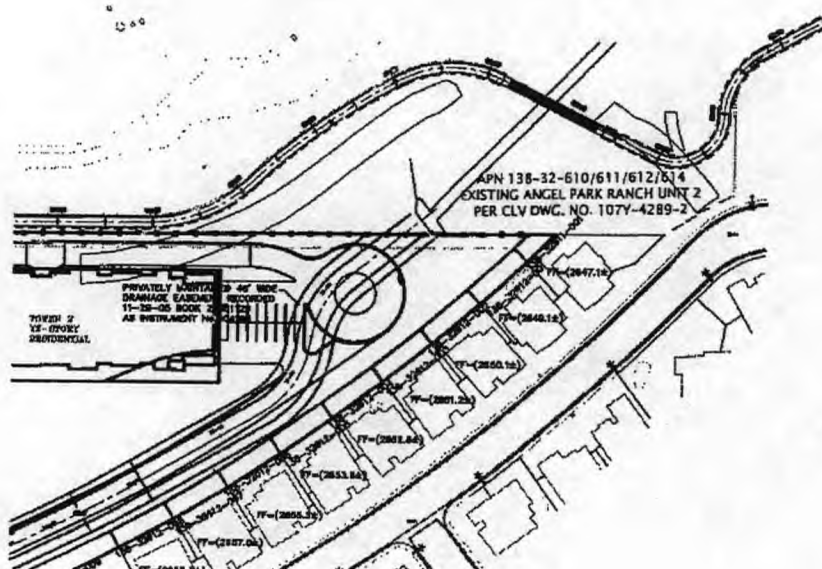
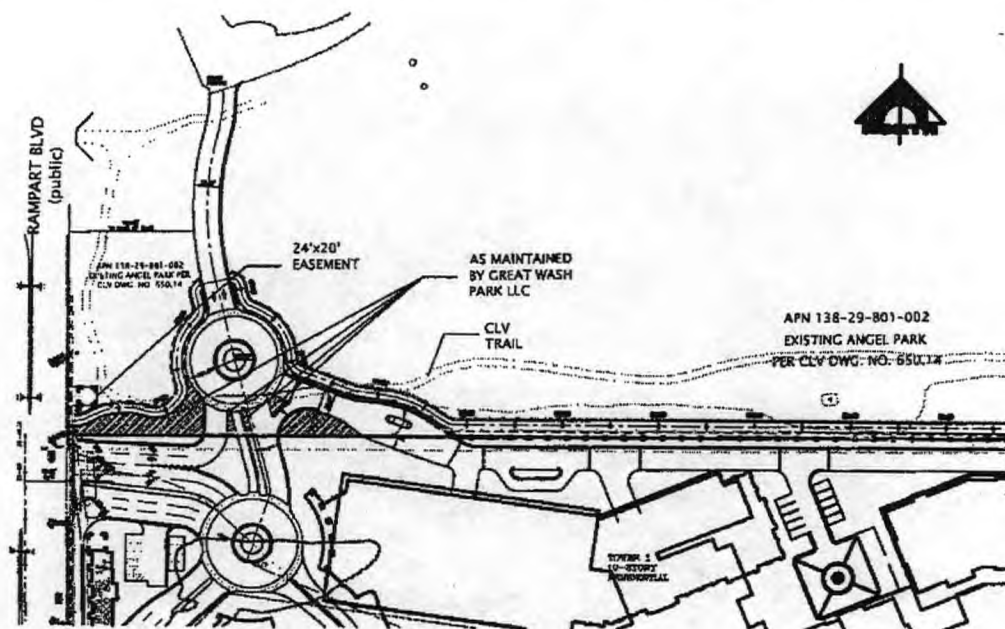
[illegible]

EXHIBIT C

NOTICE TO PROCEED LETTER

See Attached.

[Date]

[Addressee]
[Street Address]
[City, State Zip]

RE: Request to Conduct Remedial Grading
Assessor's Parcel Number: [APNs]

Great Wash Park LLC is presently designing a mixed use development on approximately 29 acres, located at the northeast corner of Alta Drive and Rampart Boulevard, abutting the southern side of the Angel Park Golf Course ("Golf Course"), in Las Vegas, Nevada. In order to grade the site for construction and per the Angel Park Capital Improvement Agreement 1 ("Improvement Agreement"), we will need permission from you, as manager of the Golf Course for the City of Las Vegas ("City") allowing our contractors to enter upon the Golf Course to conduct grading adjacent to our walls to excavate for the wall and any potential encroachment at the southern side of the Golf Course. The proposed grading on the Golf Course will prevent ponding on the Golf Course. Please provide permission so that Great Wash Park LLC can start work no later than _____.

Great Wash Park LLC will be responsible for all costs, as indicated in the Improvement Agreement, related to the construction of the grading and drainage improvements, including compliance with all applicable air quality and dust control permitting regulations. Great Wash Park LLC will indemnify and defend you and the City against any claim relating to the cost and construction of these improvements as set forth in the Improvement Agreement. Furthermore, Great Wash Park LLC understands that no right, title, or interest in the Golf Course is granted or intended to be granted by virtue of your consent to this request.

Please indicate your consent to this request by signing and notarizing this letter and returning it in the self-addressed envelope enclosed. If necessary, we can arrange to have a Nevada Notary Public meet you to obtain your signature. Should you require any additional information, please contact Roy Clark of G. C. Wallace, Inc., at (702) 804-2112 to discuss any concerns or questions that you may have related to this matter.

Very truly yours,
G. C. WALLACE, INC.

Angel Park Golf, LLC as the City's manager of the Golf Course, hereby grants the subject request pursuant to the conditions stated in this letter.

By: _____ Date: _____
David Bogue, its Manager

Acknowledgement:
State of Nevada
County of Clark

This instrument was acknowledged before me on the ____ day of _____, 2007, by _____.

Notary Public
My Commission expires: _____

EXHIBIT D

PROPOSAL

See Attached.

EXHIBIT D

PROPOSAL



G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:
702.804.2112

104-051-043RR

December 1, 2006

Thomas R. Green
Chief Deputy City Attorney
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Mr. David Bogue, CCM
General Manager
Angel Park
100 South Rampart Blvd.
Las Vegas, NV 89145

Frank Pankratz
Executive Home Builders
9755 W. Charleston Blvd.
Las Vegas, NV 89117

Re: Revised Proposal for the Design of an Access from the Angel Park Golf Course Parking Lot to the Signalized intersection at the Northwest corner of The Village at Queensridge Project

Gentlemen:

Pursuant to your request, G. C. Wallace, Inc. (GCW) is pleased to present this proposal for the subject project. GCW has been asked to provide a design for the access road from the Village at Queensridge project to the existing Angel Park Golf Course Parking Lot. Numerous concept plans have been provided to the owner of The Village Project, the City, the Golf Course Management, and the City's Trail Contractor for their review and comment. We understand that there is a verbal agreement on the latest plan. GCW will prepare the plans for this access road in conjunction with the design of The Village at Queensridge project. We shall prepare these plans conjunction with the plans for The Village and approved by the City Land Development Department. It is not anticipated that a separate set of plans or processing through the City will be provided. If so desired, after the design is complete, a separate set of plans could then be provided, and a price for this service is provided. Coordination will also take place between GCW and the consultant responsible for the design of the proposed Trail on the south property line of the golf course and the Architect for the Golf Course in their effort to redesign an adjacent golf hole.

The specific services GCW proposes to provide are as follows:

1. **Golf Course Access Plans** – GCW will prepare plans for an access road between the southwest corner of the existing parking lot at the Angel Park Golf course to the proposed access for The Village at Queensridge driveway onto Rampart Blvd. on The Village's northwest corner. Additional topographic survey has been provided for this area by the consultant that is designing the trail. The design for the access road consist of a round-about road that connects the golf course's south parking lot with an access from the residential

buildings on the north side of The Village development and a road to the commercial portion of The Village project. This effort has so far has consisted of revising plans that were developed for the site without this access as well as developing multiple design concepts to satisfy all the parties involved with the site.

We propose to furnish the services described in Item 1 for the Lump Sum fee of \$45,000.00.

2. *Field Staking* – It was requested by the parties involved to provide field stakes of the "day light" lines for the construction of the Trail as well as some of the access lane. This work was completed on September 21, 2006. It was also requested that GCW provide a cost for our survey crews to provide construction staking for the access lane on the Golf Course Property. Based on our current design the fee for this effort has been provided. The work for the Access Road Staking will be accomplished when requested by Contractor responsible for the work. Should the time of this occur after June 30, 2007 (typically when GCW annual adjustment to our pricing structure), GCW reserves the right to charge the new hourly rates.
 - 2a. **Trail Staking and Slope Staking - We propose to furnish the services described in item 2a for the Lump Sum fee of \$1,750.00.**
 - 2b. **Access Road Staking - We propose to furnish the services described in item 2b for the Lump Sum fee of \$7,550.00.**
3. *Record Drawings* – GCW will prepare a set of record drawings for what was built based on a field survey after the project is completely constructed. This survey will identify all items as constructed that are visible from the surface. A hard copy of the information will be provided as well as an AUTOCAD file for your use at the end of the project.

We propose to furnish the services described for the Lump Sum fee of \$4,740.00

4. *Construction Testing* – It has been requested that GCW provide Construction Testing for the pavement and sub-base for the site. GCW does not offer this service and will subcontract this work. This presents estimated fees for providing observation and testing for fill placement at the referenced project. It is our understanding that there will be about 12,000 cubic yards of fill required to grade the road. We assume grading will take approximately 8 days. In addition to providing observation and testing during grading, we propose to perform field density testing at subgrade level in the curb and gutter areas and areas to be paved.

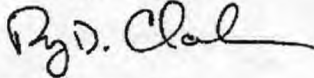
Based on the above data, we estimate that subconsultant fees will be approximately \$5,000.00.

5. *Reimbursables* - Reimbursable costs such as reproduction of drawings, printing, mailing costs, etc. will be invoiced at our actual costs. The estimated cost of reimbursables for a project of this nature is \$5,000.00. The cost for reimbursables does not include any agency fees. These costs will be paid by the Owner, coordinated by GCW.

Payment from Client for services rendered are due within thirty (30) days after receipt of a statement of work performed during the preceding month(s). GCW reserves the right to discontinue all services for which invoices are 45 days past due.

If this proposal meets with your approval, please sign the attached Letter of Authorization (LOA) and return an executed copy to our office. Receipt of the signed LOA will serve as our notice to proceed. We look forward to working with you on this exciting project.

Very truly yours,
G. C. WALLACE, INC.



Roy D. Clark, P.E.
Vice President

RDC/Mr
Enclosures

c: Gary Chappell, MossDG
James Duddleston, GCW
Scott Plummer, GCW
Jim VanWoerkom, GCW

**EXHIBIT A
LETTER OF AUTHORIZATION**

BETWEEN

EXECUTIVE HOME BUILDERS
(Hereinafter "CLIENT")
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

AND

G. C. WALLACE, INC.
(Hereinafter "GCW")
1555 South Rainbow Blvd.
Las Vegas, Nevada 89146

This Letter of Authorization, made and entered into on this 1st day of December, 2006, by and between CLIENT, a Nevada corporation ("CLIENT"), and G. C. Wallace, Inc., a Nevada corporation ("GCW"), adds to, modifies or otherwise amends that certain Agreement for Professional Services between CLIENT and GCW, effective January 10, 2005 (the "Agreement"), with regard to the Services, fees, basis of payment, schedule for performance, provision for additional services, or other such matters set forth below:

CLIENT Project Number or Description:
GCW Proposal, Project Number or Description: 104-051-043RR

As prepared and submitted by Roy D. Clark, PE, Vice President

Except as specifically amended by this Letter of Authorization, all the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Letter of Authorization to be executed on the date and year first written above.

EXECUTIVE HOME BUILDERS

a Nevada _____ corporation

By: _____

Printed Name: _____

Title: _____

Date: _____

G. C. WALLACE, INC.,

a Nevada corporation

By: Roy D. Clark

Printed Name: Roy D. Clark, PE

Title: Vice President

Date: December 1, 2006

Effective July 1, 2006 through
June 30, 2007

EXHIBIT B
HOURLY RATE SCHEDULE

	<u>Rate Per Hour</u>
Principal	\$ 210.00
Associate	\$ 195.00
Supervising Engineer/Land Planner/Land Surveyor	\$ 180.00
Senior Engineering/Land Planning/Land Surveying Manager	\$ 160.00
Engineer/Project Manager/Land Planner/Land Surveyor/Field Survey Mgr.	\$ 145.00
Supervising Designer	\$ 135.00
Senior Designer	\$ 125.00
Designer/Survey Office Technician	\$ 115.00
Engineering/Land Surveying Intern 2	\$ 115.00
Engineering/Land Surveying Intern 1	\$ 100.00
Survey Analyst	\$ 100.00
GIS Analyst	\$ 100.00
Construction Specification Manager	\$ 160.00
Specification Technician	\$ 80.00
Construction Engineering Manager	\$ 160.00
Construction Project Manager	\$ 125.00
Construction Project Coordinator	\$ 115.00
Construction Inspector	\$ 110.00
Construction Administrative Assistant	\$ 66.00
Utility Coordination Manager	\$ 132.00
Utility Coordinator	\$ 80.00
Planning Assistant 2	\$ 90.00
Planning Assistant 1	\$ 80.00
CAD Technician 3	\$ 95.00
CAD Technician 2	\$ 85.00
CAD Technician 1	\$ 75.00
Project Coordinator	\$ 100.00
Project Assistant 2/Processor	\$ 85.00
Project Assistant 1	\$ 60.00
Administrative Assistant	\$ 50.00
Survey: Party Chief	\$ 110.00
Instrument Operator	\$ 70.00
Chain Person	\$ 45.00

The individual hourly rates include salary costs, overhead, administration, and profit. Survey rates also include survey equipment amortization, stakes, flagging, supplies and vehicle mileage. Expert witness services shall be invoiced at 1.5 times the hourly rate per employee category.

EXHIBIT E

APN: 138-32-601-003
138-29-601-003
138-29-801-003
138-31-501-003

Recording Requested By
And When Recorded Mail To
City of Las Vegas
Real Estate Section
400 Stewart, 4th Floor
Las Vegas, NV 89101

NO DOCUMENTARY TRANSFER TAX REQUIRED

RECIPROCAL RIGHT-OF-WAY AGREEMENT

THIS RECIPROCAL RIGHT-OF-WAY AGREEMENT ("ROW Agreement") is made and entered into this _____ day of _____, 2007, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (the "City"), and GREAT WASH PARK LLC, a Nevada limited liability company, and its successors and assigns permitted hereunder (collectively, "Developer").

RECITALS

WHEREAS, City owns certain real property that is commonly known as the Angel Park Golf Course, APNs 138-29-601-003, 138-29-801-003 & 138-31-501-003 (the "Golf Course"); and

WHEREAS, Developer owns and is developing a project known as The Village at Queensridge on certain real property south of the Golf Course, APN 138-32-601-003, ("The Village"); and

WHEREAS, Golf Course is currently encountering dangerous traffic conditions resulting from left turns out of its current entryway on Rampart Boulevard requiring construction of medians in Rampart to prevent such turns, and concurrently therewith Developer is constructing The Village with a private entryway adjacent to the Golf Course on Rampart Boulevard where there is an existing stop light which entryway if redesigned could handle Golf Course traffic; and

WHEREAS, the parties hereto intend, by this ROW Agreement, to evidence the grant to the City by Developer of a right-of-way over and through the private entryway of The Village to and from the Golf Course for members of the general public, and to evidence the reciprocal grant to Developer by the City of a right-of-way on the Golf Course for convenient ingress and egress to and from the Golf Course by residents of The Village and their guests, together with a further right-of-way grant for an underground electricity vault which must be relocated to the Golf

Course as a result of the redesign of the entryway and any other utilities necessary to serve the gatehouse and for The Village to manage and maintain such areas;

NOW, THEREFORE, for and in consideration of the mutual benefits to the parties and to the public that will result from these reciprocal rights-of-way the parties hereto do agree as follows:

1. **RIGHT-OF-WAY TO CITY:** The Developer hereby grants a right-of-way to the City over and through the private entryway of The Village to and from the Golf Course for members of the general public, which entryway is depicted in Exhibit A attached hereto and incorporated herein.
2. **RIGHT-OF-WAY TO THE DEVELOPER:** The City hereby grants a right-of-way to Developer for ingress and egress to and from the Golf Course by residents of The Village and their guests, as depicted in Exhibit A. In addition the City grants management and maintenance access rights and right-of-way to The Village for the use and maintenance of the gatehouse, the part of the new roadway on the Golf Course east of the gatehouse and that small triangular landlocked portion of property that lies between this new roadway, the gatehouse and the Golf Course's southerly property line (collectively, the features in this sentence being referred to as the "Gatehouse Features"), so that Developer can guarantee public access to the Golf Course and prevent unauthorized persons from entering the private residential portion of The Village. The Village shall use, manage and maintain such Gatehouse Features at its sole expense and without receiving any revenue therefrom. The City hereby also grants a right-of-way to The Village for placing and maintaining utilities necessary to serve the Gatehouse Features.
3. **NATURE OF RIGHTS-OF-WAY:** These rights-of-way shall not be deemed to transfer any property interest of City or Developer in and to the right-of-way areas. The rights-of-way are subject to termination as provided in Paragraph 9 herein, otherwise shall continue in perpetuity.
4. **TERM:** This ROW Agreement shall become effective on the date it is filed and recorded at the Office of the County Recorder of Clark County, Nevada, and shall remain in effect in perpetuity unless the same is terminated in accordance with Paragraph 9 hereof, at which time all of the rights that are enjoyed by the City or Developer by virtue of this ROW Agreement shall cease except as City and Developer may otherwise agree in writing.
5. **REPAIRS AND MAINTENANCE:** Developer, at its own cost and expense, shall maintain the Gatehouse Features and any other utilities, unless maintained by utility entity, constructed in the right-of-way areas within the Golf Course that Developer installed or contracted to have installed, and the City's manager of the Golf Course ("*Manager*") shall maintain all of the other areas and improvements constructed on the Golf Course, in good repair and in a clean, good, and safe condition at all times during the existence of this ROW Agreement.
6. **INDEMNIFICATION:** Developer hereby agrees to indemnify, defend, and save City and the Manager, and their respective officers, agents, and employees, harmless from and against any and all liability, loss, damage, claim, lien, judgment, or demand of any kind whatsoever that it or they may incur, suffer, or be required to pay by reason of any

death, disease or bodily injury that may result to any person or persons, or of any injury or damage to, or destruction or loss of, any property, that may arise as a result of, or incidental to, the entering into or performance by Developer of this ROW Agreement, the existence, use or maintenance of the Gateway Features, or any act or omission of the Developer or its officers, agents, employees, or contractors with respect to the Gateway Features, with the exception of acts or omissions by guests and invitees of the City or Golf Course.

7. INSURANCE: (A) Developer further agrees to secure and maintain, at a minimum and at its sole cost and expense, the following liability insurance coverage with respect to the construction, maintenance, and use of the right-of-way areas and Gateway Features, which coverage shall be maintained throughout the existence of this Grant of Right-Of-Way:

- a. Personal injury liability for injury or death to one person: \$1,000,000.00;
- b. Personal injury liability for injury or death to any number of persons with respect to one occurrence: \$1,000,000.00;
- c. Property damage liability per occurrence: \$1,000,000.00.

(B) City and the Manager shall be named as additional parties insured under all liability coverage that are obtained with respect to the right-of-way areas. The coverage that are required herein must be written by companies with an A.M. Best rating level of A- or better or as otherwise approved by City, and that are licensed in the State of Nevada. Each policy with respect thereto shall provide that such coverage may not be canceled or materially altered without providing City, and the Manager, with sixty (60) calendar days' prior written notice of such cancellation or alteration.

(C) Within five (5) calendar days after the execution of this ROW Agreement, and as a precondition to its recordation and continuing in force and effect, Developer shall submit to City, and the Manager, a certificate of insurance that evidences the required coverage. Such insurance coverage shall be so endorsed as to create the same liability on the part of the insurer that would exist if separate policies had been written for each of City, the Manager, and Developer.

(D) In the event that any of the insurance coverage that are required herein is canceled, terminated, reduced, or restricted, and Developer fails to obtain equivalent replacement coverage before such cancellation, termination, reduction, or restriction becomes effective, City may terminate this Grant of Right-Of-Way in accordance with the provisions of Paragraph 9 hereof.

8. COMPLIANCE WITH LAWS AND REGULATIONS: Developer shall comply with all current and subsequently enacted Federal, State, and local laws and regulations, including, but not limited to, building and related statutes, ordinances, codes, orders, resolutions, and rules (collectively, the "Codes"), concerning Developer's construction, maintenance, and use of the right-of-way areas throughout the existence of this ROW Agreement. The failure of Developer to comply with any Codes or any provision of this ROW Agreement shall constitute a default hereunder.
9. TERMINATION: Any right-of-way or access rights granted herein are subject to termination in the event of any default of this ROW Agreement or in the event circumstances beyond the control of the parties prevent the particular right-of-way area

from being utilized for the purpose described herein. In the event of default by either party, the other party shall provide the party in default with a Notice setting forth a complete description of the matters constituting the default together with the actions that must be taken and the reasonable timeline for such actions to cure the default. The defaulting party shall thereafter have 30 days to respond to such Notice and to cure such default if the default can with reasonable diligence be cured within that period, and if not, the defaulting party shall begin to take such actions within such period and shall diligently pursue such actions until the default is cured. If the default cannot be cured by taking reasonable actions, the defaulting party shall respond to the Notice within the 30 day period explaining the cause of the default and proposing a resolution to the default. The parties shall diligently attempt to resolve the matters constituting default, and in the event no resolution is reached, the complaining party may seek resolution in the Eighth Judicial District Court, Clark County, Nevada. The standard to be applied in determining whether a particular right-of-way should be terminated is whether the original objectives of both parties can be achieved by implementing a cure. In the event a cure can be fashioned that preserves the intent and purposes of the parties, the cure shall be implemented and the right-of-way maintained. In all cases the rights-of-way on the Golf Course are subject to the requirements of the U.S. Government Patents and any default which threatens the continuation of the Patents shall void the offending right-of-way. Additionally, this ROW Agreement will be terminated and void ab initio if Great Wash Park LLC does not construct The Village, and the City of Las Vegas and The Village shall execute any necessary paperwork to remove this ROW Agreement from title. Such default of the Government Patents would only happen if the Premises were no longer used for recreational and public purposes.

10. NOTICES: Any notice given under this Right-Of-Way shall be delivered in person or mailed to the parties and addresses listed below:

To City: City of Las Vegas
City Manager's Office
400 Stewart Avenue
Las Vegas, Nevada 89101

With a copy to: Angle Park Golf Course
Attn.: General Manager
100 S. Rampart Boulevard
Las Vegas, Nevada 89145-5718

To Developer: Great Wash Park LLC
Attn: Frank Pankratz
9755 W. Charleston Blvd.
Las Vegas, Nevada 89117

11. BINDING UPON SUCCESSORS: The rights-of-way granted upon the Golf Course and The Village by this ROW Agreement shall run with the ownership of the Golf Course and the common areas and streets of The Village respectively and shall be binding upon any subsequent owner, assign, and transferee of, and any successor in interest to such right-of-way areas. Such obligations may only be enforced against City by the Developer or its successors to the ownership of such right-of-way areas, including but not limited to any Master, Residential or Commercial Owners' Associations having control over The Village common areas. No individual residential or commercial unit

owner or group of such owners, other than the Master, Residential or Commercial Owners' Associations shall have any standing whatsoever to allege, file or pursue any claim against City, or the Manager, with respect to this ROW Agreement. City may enforce this ROW Agreement through either the Developer or its successors to the ownership or control of the right-of-way areas in The Village, and any such action shall be binding upon the residential and commercial unit owners in The Village. Nothing in the Covenants, Conditions and Restrictions of The Village shall in any way affect this ROW Agreement.

12. RECORDATION: This ROW Agreement shall be filed and recorded in the Office of the County Recorder of Clark County, Nevada
13. PARAGRAPH HEADINGS: The paragraph headings appearing herein are for convenience of reference only and shall not be construed as defining, limiting, or extending the scope or intent of the paragraphs to which they pertain.

[signatures are on the following page]

IN WITNESS WHEREOF, the parties hereto have caused this ROW Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF LAS VEGAS

ATTEST:

By

Oscar B. Goodman, Mayor

Barbara Jo Ronemus, City Clerk

Approved as to form:

Deputy City Attorney Date

GREAT WASH PARK LLC,
a Nevada limited liability company

By: GW Management LLC, a Nevada
limited liability company, its Manager

By:

Name: Frank Pankratz
Its: President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the ____ day of _____, 2007, by Frank Pankratz, President of GW Management LLC, Manager of GREAT WASH PARK LLC.

(Signature of notarial officer)

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the ____ day of _____, 2007, by Oscar B. Goodman as Mayor of the City of Las Vegas, a municipal corporation of the State of Nevada.

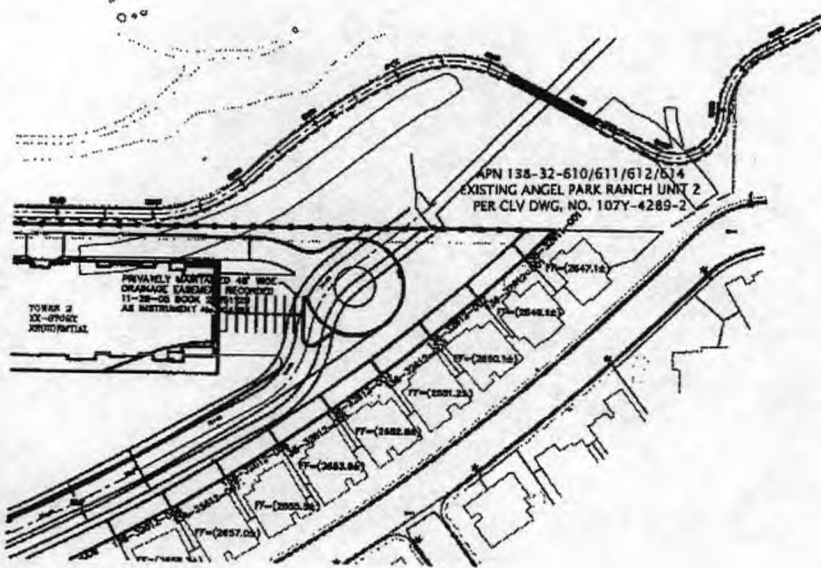
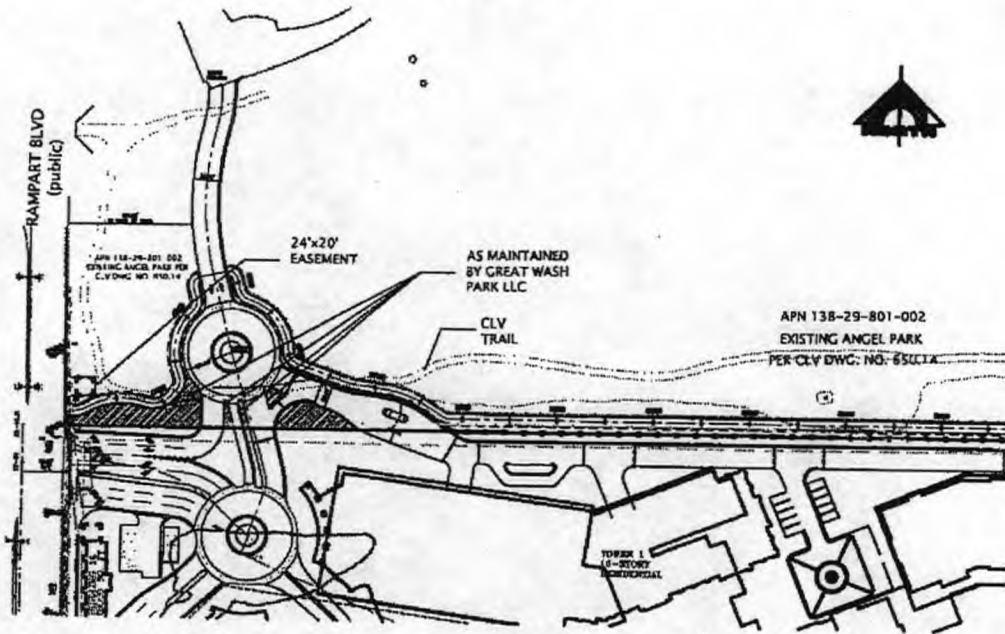
(Signature of notarial officer)

EXHIBIT "A"

SITE PLAN

EXHIBIT A

SITE PLAN



SHEET NO.	PROJECT NO.	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT PHONE	PROJECT FAX	PROJECT E-MAIL	PROJECT WEBSITE	PROJECT DESCRIPTION	PROJECT STATUS	PROJECT DATE	PROJECT TIME	PROJECT COST	PROJECT BUDGET	PROJECT VENDOR	PROJECT CLIENT	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT LANDSCAPE	PROJECT INTERIOR	PROJECT EXTERIOR	PROJECT FURNITURE	PROJECT LIGHTING	PROJECT SOUND	PROJECT VIDEO	PROJECT AUDIO	PROJECT SECURITY	PROJECT ACCESS	PROJECT PARKING	PROJECT TRAFFIC	PROJECT UTILITIES	PROJECT ENVIRONMENT	PROJECT HISTORY	PROJECT NOTES	PROJECT COMMENTS	PROJECT SCHEDULE	PROJECT Gantt	PROJECT PERT	PROJECT CPM	PROJECT RCP	PROJECT SFP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP	PROJECT SPP
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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FIELD OPERATIONS

DIRECTOR: LARRY HAUGSNESS

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Reciprocal Right-of-Way Agreement between the City of Las Vegas and Great Wash Park, LLC at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Dept./Division:

Amount:

Funding Source:

PURPOSE/BACKGROUND:

This reciprocal agreement is required to insure the perpetual rights of access for the public and for the residents and guests of Queensridge Village with respect to the shared entryway to be jointly constructed by Queensridge, the Angel Park Golf Course and the City of Las Vegas.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Reciprocal Right-of-Way Agreement

Motion made by STEVE WOLFSON to Approve Items 53, 54 and 55

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

TOM GREEN, Deputy City Attorney, and FRANK PANKRATZ, Great Wash Park, LLC, were present.

See Item 53 for related discussion.

APN: 138-29-601-003, 138-29-801-003
138-31-501-003, 138-32-601-003

Recording Requested By
And When Recorded Mail To

City of Las Vegas
Real Estate Section
400 Stewart, 4th Floor
Las Vegas, NV 89101

NO DOCUMENTARY TRANSFER TAX REQUIRED

RECIPROCAL RIGHT-OF-WAY AGREEMENT

THIS RECIPROCAL RIGHT-OF-WAY AGREEMENT ("ROW Agreement") is made and entered into this _____ day of _____, 2006, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (the "City"), and GREAT WASH PARK LLC, a Nevada limited liability company, and its successors and assigns permitted hereunder (collectively, "Developer").

RECITALS

WHEREAS, City owns certain real property that is commonly known as the Angel Park Golf Course, APNs 138-29-601-003, 138-29-801-003 & 138-31-501-003 (the "Golf Course"); and

WHEREAS, Developer owns and is developing a project known as The Village at Queensridge on certain real property south of the Golf Course, APN 138-32-601-003, ("The Village"); and

WHEREAS, Golf Course is currently encountering dangerous traffic conditions resulting from left turns out of its current entryway on Rampart Boulevard requiring construction of medians in Rampart to prevent such turns, and concurrently therewith Developer is constructing The Village with a private entryway adjacent to the Golf Course on Rampart Boulevard where there is an existing stop light which entryway if redesigned could handle Golf Course traffic; and

WHEREAS, the parties hereto intend, by this REA, to evidence the grant to the City by Developer of a right-of-way over and through the private entryway of The Village to and from the Golf Course for members of the general public, and to evidence the reciprocal grant to Developer by the City of a right-of-way on the Golf Course for convenient ingress and egress to and from the Golf Course by residents of The Village and their guests, together with a further right-of-way grant for utilities necessary to serve the gatehouse and for The Village to manage and maintain such areas;

NOW, THEREFORE, for and in consideration of the mutual benefits to the parties and to the public that will result from these reciprocal rights-of-way the parties hereto do agree as follows:

1. **RIGHT-OF-WAY TO CITY:** The Developer hereby grants a right-of-way to the City over and through the private entryway of The Village to and from the Golf Course for members of the general public, which entryway is depicted in Exhibit A attached hereto and incorporated herein.
2. **RIGHT-OF-WAY TO THE DEVELOPER:** The City hereby grants a right-of-way to Developer for ingress and egress to and from the Golf Course by residents of The Village and their guests, as depicted in Exhibit A. In addition the City grants management and maintenance access rights and right-of-way to The Village for the use and maintenance of the gatehouse, the part of the new roadway on the Golf Course east of the gatehouse and that small triangular landlocked portion of property that lies between this new roadway, the gatehouse and the

Golf Course's southerly property line (collectively, the features in this sentence being referred to as the "Gatehouse Features"), so that Developer can guarantee public access to the Golf Course and prevent unauthorized persons from entering the private residential portion of The Village. The Village shall use, manage and maintain such Gatehouse Features at its sole expense and without receiving any revenue therefrom. The City hereby also grants a right-of-way to The Village for placing and maintaining utilities necessary to serve the Gatehouse Features.

3. **NATURE OF RIGHTS-OF-WAY:** These rights-of-way shall not be deemed to transfer any property interest of City or Developer in and to the easement areas. The rights-of-way are subject to termination as provided in Paragraph 9 herein, otherwise shall continue in perpetuity.
4. **TERM:** This ROW Agreement shall become effective on the date it is filed and recorded at the Office of the County Recorder of Clark County, Nevada, and shall remain in effect in perpetuity unless the same is terminated in accordance with Paragraph 9 hereof, at which time all of the rights that are enjoyed by the City or Developer by virtue of this ROW Agreement shall cease except as City and Developer may otherwise agree in writing.
5. **REPAIRS AND MAINTENANCE:** Developer, at its own cost and expense, shall maintain the Gatehouse Features and any other utilities constructed in the right-of-way areas within the Golf Course that Developer installed or contracted to have installed, and the City's manager of the Golf Course, shall maintain all of the other areas and improvements constructed on the Golf Course, in good repair and in a clean, good, and safe condition at all times during the existence of this Easement Agreement.
6. **INDEMNIFICATION:** Developer hereby agrees to indemnify, defend, and save City and the City's manager of the Golf Course, and their respective officers, agents, and employees, harmless from and against any and all liability, loss, damage, claim, lien, judgment, or demand of any kind whatsoever that it or they may incur, suffer, or be required to pay by reason of any death, disease or bodily injury that may result to any person or persons, or of any injury or damage to, or destruction or loss of, any property, that may arise as a result of, or incidental to, the entering into or performance by Developer of this ROW Agreement, the existence, use or maintenance of the Gateway Features, or any act or omission of the Developer or its officers, agents, employees, or contractors with respect to the Gateway Features, with the exception of acts or omissions by guests and invitees of the City or Golf Course.
7. **INSURANCE:** (A) Developer further agrees to secure and maintain, at a minimum and at its sole cost and expense, the following liability insurance coverage with respect to the construction, maintenance, and use of the right-of-way areas and Gateway Features, which coverage shall be maintained throughout the existence of this Grant of Easement:
 - a. Personal injury liability for injury or death to one person: \$1,000,000.00;
 - b. Personal injury liability for injury or death to any number of persons with respect to one occurrence: \$1,000,000.00;
 - c. Property damage liability per occurrence: \$1,000,000.00.

(B) City and the City's manager of the Golf Course shall be named as additional parties insured under all liability coverages that are obtained with respect to the right-of-way areas. The coverage that are required herein must be written by companies with an A.M. Best rating level of A- or better or as otherwise approved by City, and that are licensed in the State of Nevada. Each policy with respect thereto shall provide that such coverages may not be canceled or materially altered without providing City with sixty (60) calendar days' prior written notice of such cancellation or alteration.

(C) Within five (5) calendar days after the execution of this Easement Agreement, and as a precondition to its recordation and continuing in force and effect, Developer shall submit to City a certificate of insurance that evidences the required coverages. Such insurance coverages shall be so endorsed as to create the same liability on the part of the insurer that would exist if separate policies had been written for each of City, Golf Club, and Developer.

(D) In the event that any of the insurance coverages that are required herein is canceled, terminated, reduced, or restricted, and Developer fails to obtain equivalent replacement coverage before such cancellation, termination, reduction, or restriction becomes effective, City may terminate this Grant of Easement in accordance with the provisions of Paragraph 9 hereof.

8. **COMPLIANCE WITH LAWS AND REGULATIONS:** Developer shall comply with all current and subsequently enacted Federal, State, and local laws and regulations, including, but not limited to, building and related statutes, ordinances, codes, orders, resolutions, and rules (collectively, the "Codes"), concerning Developer's construction, maintenance, and use of the right-of-way areas throughout the existence of this ROW Agreement. The failure of Developer to comply with any Codes or any provision of this ROW Agreement shall constitute a default hereunder.
9. **TERMINATION:** Any right-of-way or access rights granted herein are subject to termination in the event of any default of this ROW Agreement or in the event circumstances beyond the control of the parties prevent the particular right-of-way area from being utilized for the purpose described herein. In the event of default by either party, the other party shall provide the party in default with a Notice setting forth a complete description of the matters constituting the default together with the actions that must be taken and the reasonable timeline for such actions to cure the default. The defaulting party shall thereafter have 30 days to respond to such Notice and to cure such default if the default can with reasonable diligence be cured within that period, and if not, the defaulting party shall begin to take such actions within such period and shall diligently pursue such actions until the default is cured. If the default cannot be cured by taking reasonable actions, the defaulting party shall respond to the Notice within the 30 day period explaining the cause of the default and proposing a resolution to the default. The parties shall diligently attempt to resolve the matters constituting default, and in the event no resolution is reached, the complaining party may seek resolution in the Eighth Judicial District Court, Clark County, Nevada. The standard to be applied in determining whether a particular right-of-way should be terminated is whether the original objectives of both parties can be achieved by implementing a cure. In the event a cure can be fashioned that preserves the intent and purposes of the parties, the cure shall be implemented and the right-of-way maintained. In all cases the rights-of-way on the Golf Course are subject to the requirements of the U.S. Government Patents and any default which threatens the continuation of the Patents shall void the offending right-of-way. Additionally, this ROW Agreement will be terminated and void ab initio if Great Wash Park LLC does not construct The Village, and the City of Las Vegas and The Village shall execute any necessary paperwork to remove this ROW Agreement from title. Such default of the Government Patents would only happen if the Premises were no longer used for recreational and public purposes.
10. **NOTICES:** Any notice given under this REA shall be delivered in person or mailed to the parties and addresses listed below:

To City:	City of Las Vegas City Manager's Office 400 Stewart Avenue Las Vegas, Nevada 89101
To Developer:	Great Wash Park LLC Attn: Frank Pankratz Executive Home Builders, Inc. 9755 W. Charleston Blvd. Las Vegas, Nevada 89117
11. **BINDING UPON SUCCESSORS:** The rights-of-way granted upon the Golf course and The Village by this ROW Agreement shall run with the ownership of the Golf Course and the common areas and streets of The Village respectively and shall be binding upon any subsequent owner, assign, and transferee of, and any successor in interest to such right-of-way areas. Such obligations may only be enforced against City by the Developer or its successors to the ownership of such right-of-way areas, including but not limited to any Master, Residential or Commercial Owners' Associations having control over The Village common areas. No

individual residential or commercial unit owner or group of such owners, other than the Master, Residential or Commercial Owners' Associations shall have any standing whatsoever to allege, file or pursue any claim against City with respect to this ROW Agreement. City may enforce this ROW Agreement through either the Developer or its successors to the ownership or control of the right-of-way areas in The Village, and any such action shall be binding upon the residential and commercial unit owners in The Village. Nothing in the Covenants, Conditions and Restrictions of The Village shall in any way affect this ROW Agreement.

12. RECORDATION: This ROW Agreement shall be filed and recorded in the Office of the County Recorder of Clark County, Nevada
13. PARAGRAPH HEADINGS: The paragraph headings appearing herein are for convenience of reference only and shall not be construed as defining, limiting, or extending the scope or intent of the paragraphs to which they pertain.

[signatures are on the following page]

IN WITNESS WHEREOF, the parties hereto have caused this REA to be executed by their duly authorized representatives the day and year first above written.

CITY OF LAS VEGAS

ATTEST:

By _____
Oscar B. Goodman, Mayor

Barbara Jo Ronemus, City Clerk

Approved as to form:
Thomas R. Allen 12/8/06
Deputy City Attorney Date

GREAT WASH PARK LLC,
a Nevada limited liability company

By: GW Management LLC, a Nevada
limited liability company, its Manager

By: _____
Name: Frank Pankratz
Its: President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the ____ day of _____, 2006, by Frank Pankratz, President of GW Management LLC, Manager of GREAT WASH PARK LLC.

(Signature of notarial officer)

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on the ____ day of _____, 2006, by Oscar B. Goodman as Mayor of the City of Las Vegas, a municipal corporation of the State of Nevada.

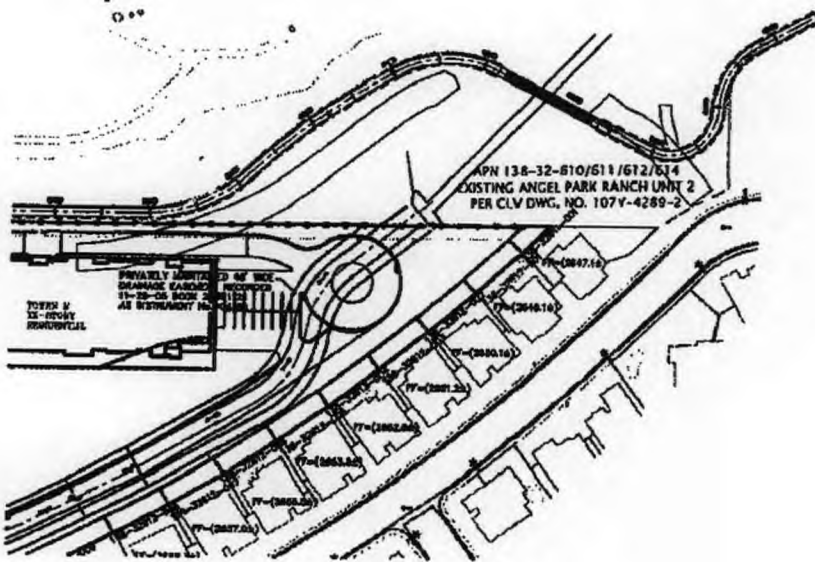
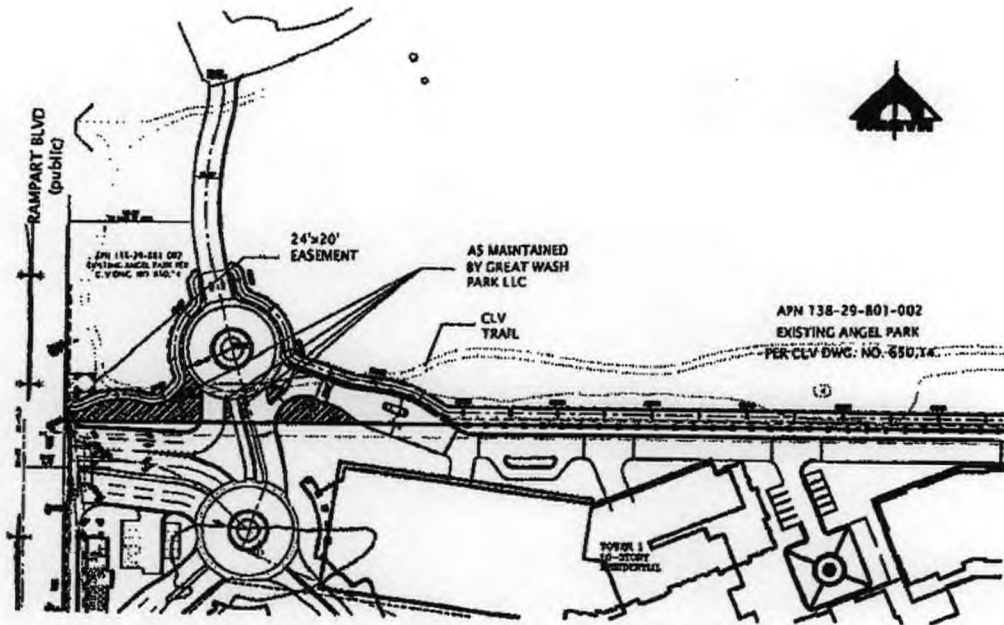
(Signature of notarial officer)

EXHIBIT "A"

SITE PLAN

EXHIBIT A

SITE PLAN



THE VILLAGE AT CLAREMONT	114	PROJECT NO.	
MIRAGE REAL ESTATE, LLC	APN 138-32-610/611/612/614	DATE	
	CLV DWG. NO. 107Y-4289-2	DATE	

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action on the City of Las Vegas Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2006

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division: Finance and Business Services

PURPOSE/BACKGROUND:

NRS 354.624 requires an annual audit of the City be conducted by an independent public accounting firm. It further requires the audit report and the CAFR be presented to the governing body with the recommendations and the summary of narrative comments. The audit was conducted by KPMG LLP. The City received an unqualified opinion.

RECOMMENDATION:

Receive the audit report and provide guidance for any management actions.

BACKUP DOCUMENTATION:

Submitted after meeting - hardcopy of PowerPoint presentation by Mark Vincent

Motion made by GARY REESE to Approve the Report

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MARK VINCENT, Director of Finance and Business Services, outlined the information under the Purpose/Background section. He added that as part of the new rules implemented several years ago, a Basic Financial Statement that reports cash and cash equivalents, approximately \$508 million for this year, is now included. But this amount is sometimes misinterpreted, especially during election years, as available cash. But in reality, as depicted on the slide, only about ten percent (\$48 million) of the \$508 million is available for general purposes. The remaining revenues are earmarked for other purposes.

He commented that overall this was a good year. Net assets are coming in at about \$2.7 billion.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

The fund balance grew at a rate of almost 20 percent, which is much faster than expected. He recommended approval.

MAYOR GOODMAN questioned why the expenditures are so much under budget. MR. VINCENT answered that it appears to be large, but, with an approximate \$430 million budget, it only represents about five percent reduction under budget. This is mainly attributed to prudent financing and planning for unforeseen events.



Comprehensive Annual Financial Report (CAFR)

Fiscal Year 2006

Mark R. Vincent, Director

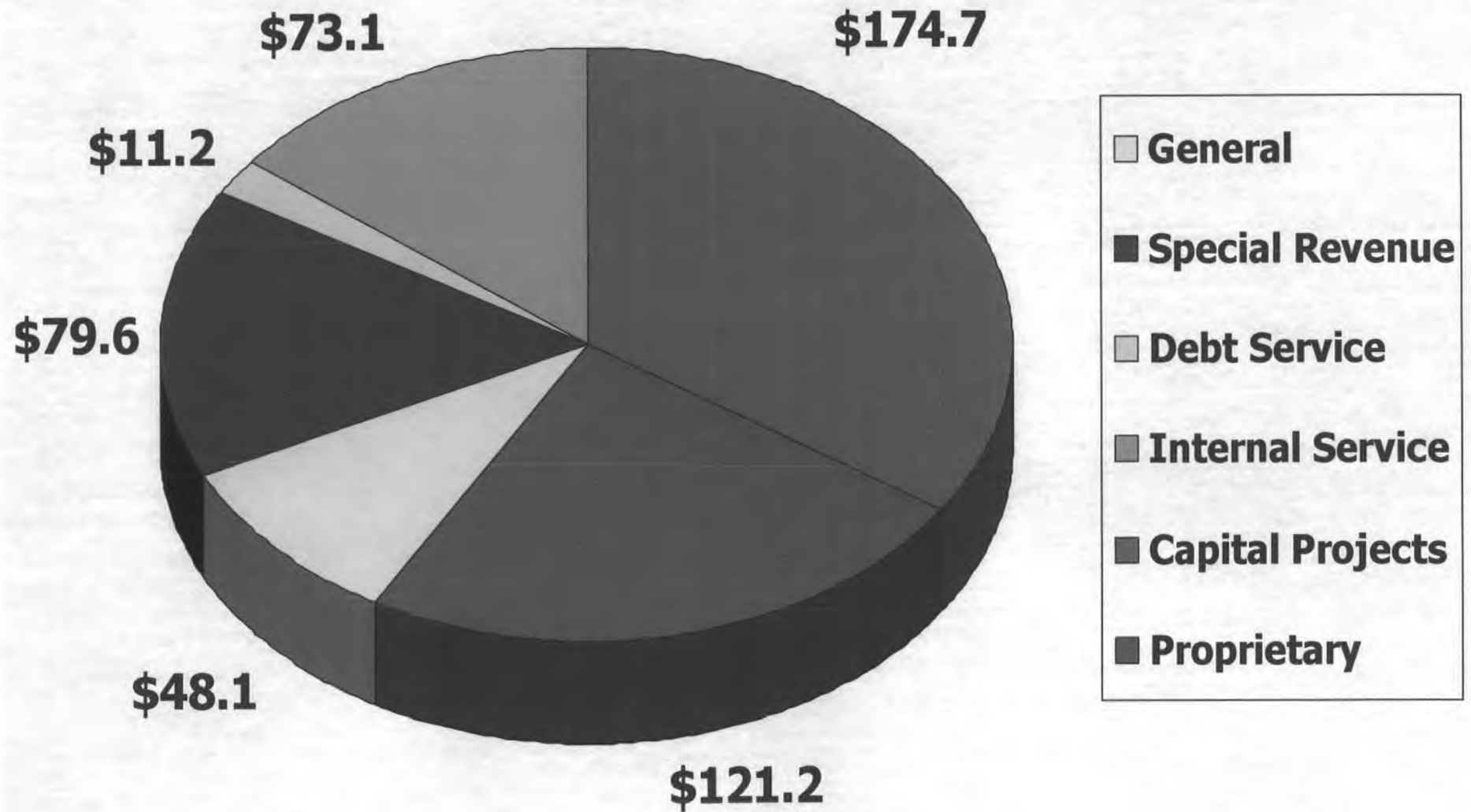
FY2006 CAFR

- ❖ Annual audit by independent accounting firm (NRS 354.624)
- ❖ KPMG LLP conducted the audit for FY ended June 30, 2006.

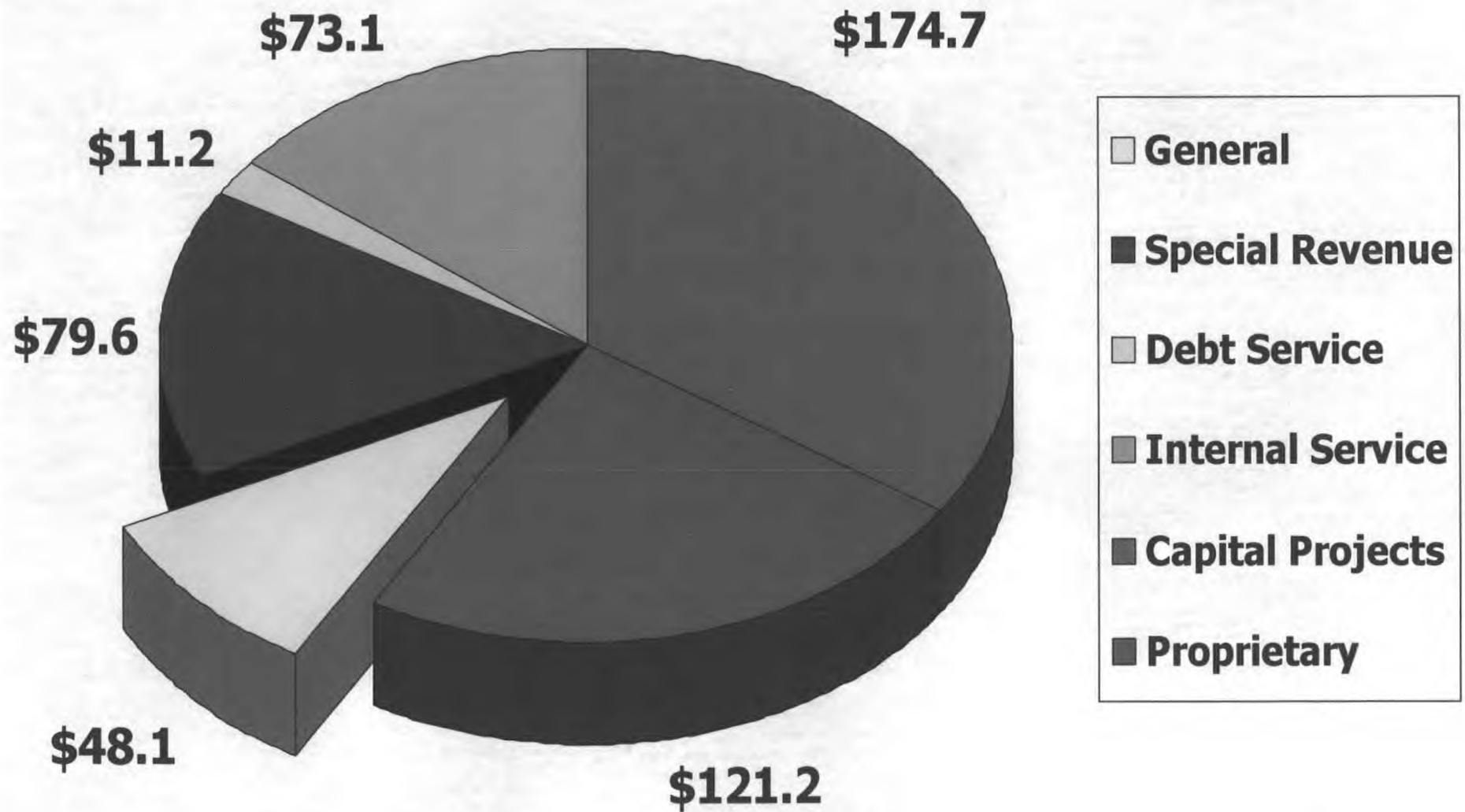
FY2006 CAFR

- ❖ The audit was conducted in accordance with
 - Generally Accepted Auditing Standards
 - Government Auditing Standards
- ❖ KPMG issued
 - Unqualified opinion
 - Found no instances of material noncompliance or internal control weaknesses

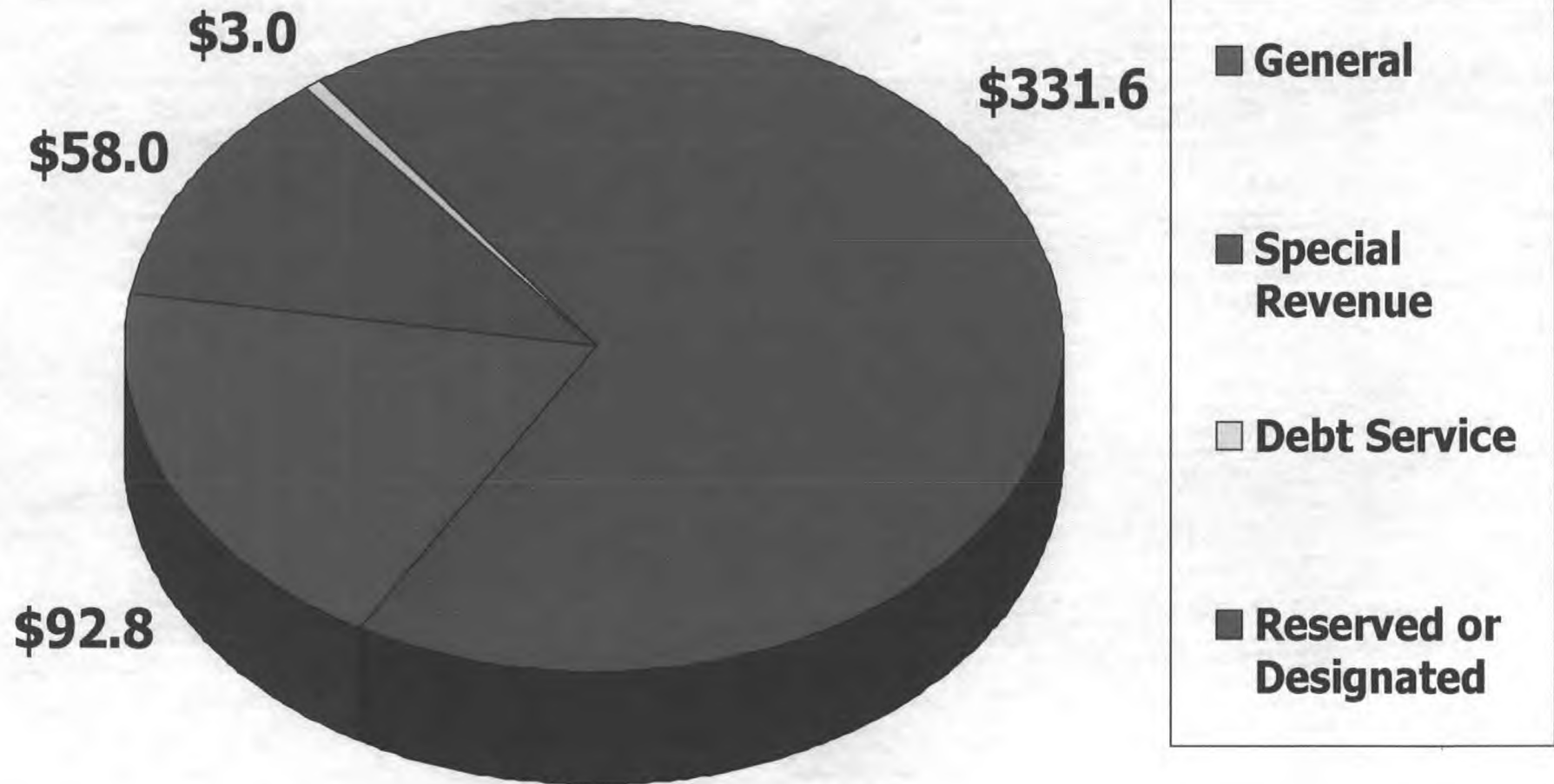
Cash & Cash Equivalents



Cash & Cash Equivalents



Governmental Fund Balances



Other CAFR Highlights

	FY06	FY05
Govmt Net Assets	\$2,674.7M	\$2,531.9M
General Fund Revenues	\$490.4M	\$447.8M
General Fund Expenses	\$433.9M	\$401.8M
Net Transfers Out	\$33.4M	\$34.4M
Total Fund Balance	\$97.7M	\$74.3M

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Six Month Review of Package License, Thrower & Thrower, dba Decatur Package Liquor, 2187 North Decatur Boulevard, Suite 140, Herman Thrower Jr., 50% jointly with spouse and Charlene S. Thrower, 50%, jointly with spouse - Ward 5 (Weekly)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a Six Month Review of Package License.

RECOMMENDATION:

Recommendation to be provided following discussion of this item at the City Council meeting.

BACKUP DOCUMENTATION:

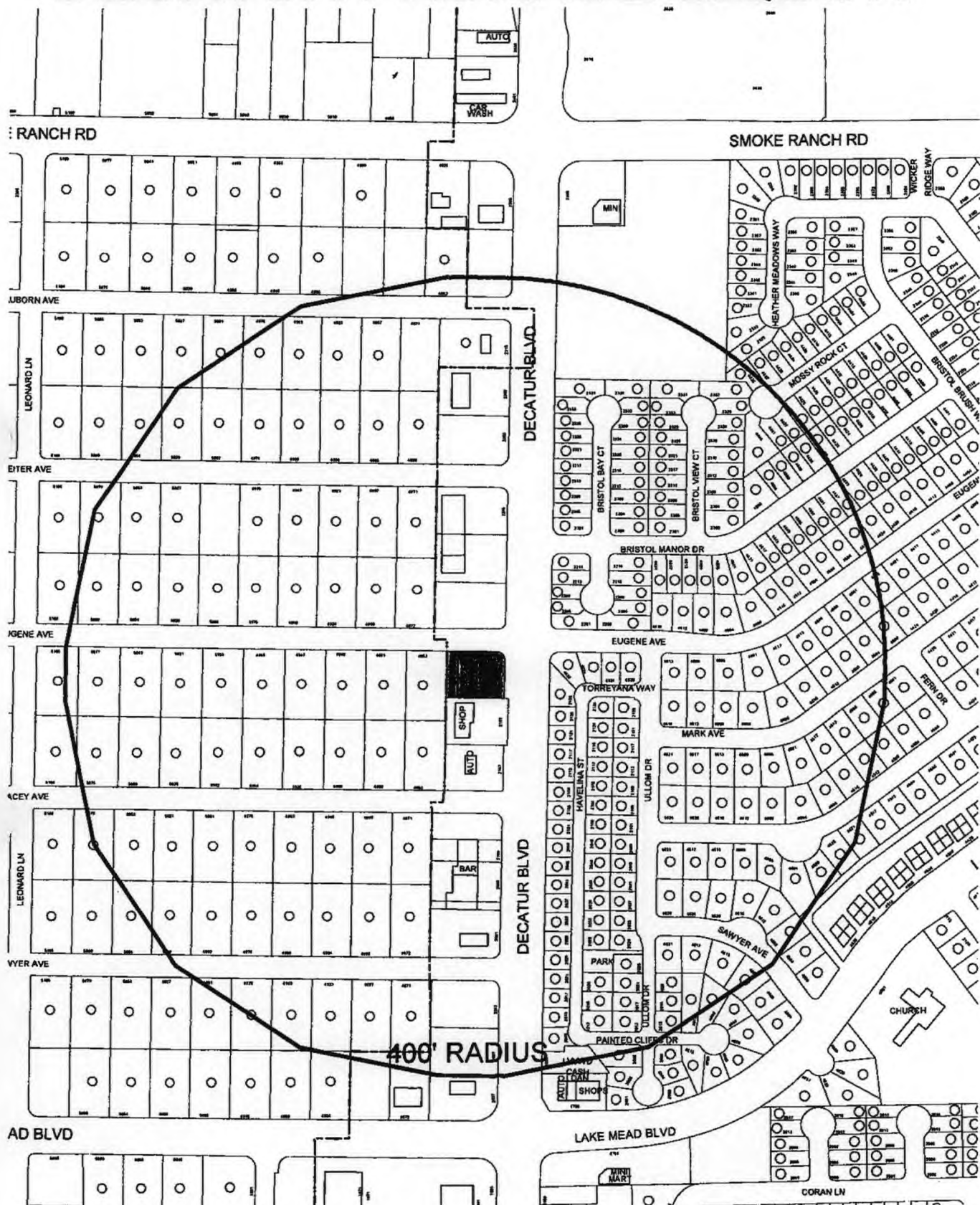
Map

Motion made by GARY REESE to Strike Items 49 and 57 and Hold in Abeyance Item 62 to 1/3/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN D. ROSS); (Excused-None)

DECATUR PACKAGE LIQUOR



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a new Temporary Liquor Caterer License, Lynn Barbarite, dba Events Catering, 8170 West Sahara Avenue, Suite 103, Lynn M. Barbarite - Ward 2 (Wolfson)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a new Temporary Liquor Caterer License.

RECOMMENDATION:

Recommend approval with authority for the Director or Designee to issue a permanent license or extend the temporary in the event the investigation report is not completed within the 6-month temporary period.

BACKUP DOCUMENTATION:

Map

Motion made by STEVE WOLFSON to Approve the temporary license, with corrected Suite 204 and authority granted to the Director or Designee to issue a permanent license or extend the temporary in the event the police report is not completed within the six-month temporary period

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

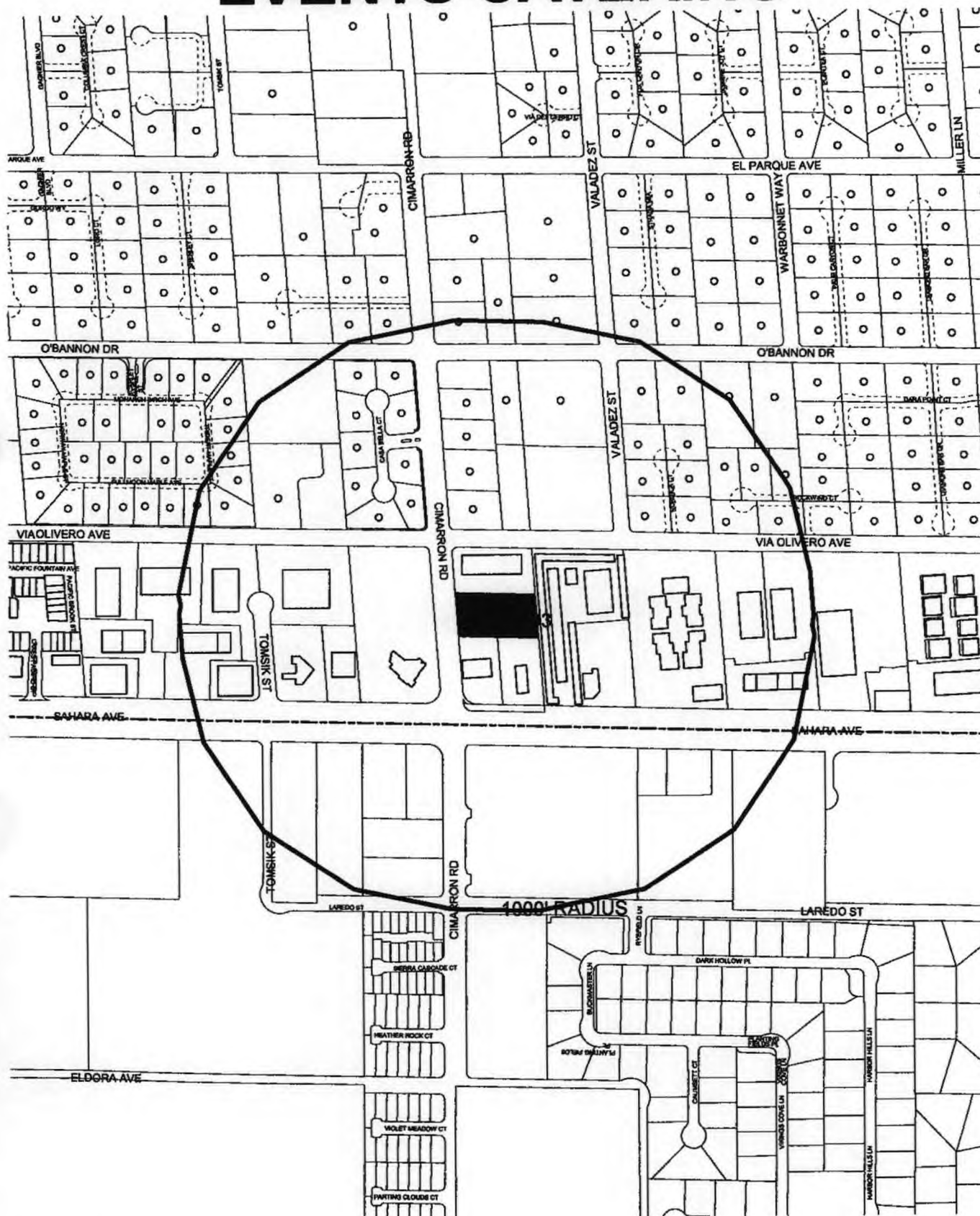
Minutes:

The applicant was present.

JIM DiFIORE, Manager of Business Services, reported that the applicant met the criteria for consideration of a temporary license. He suggested approval as recommended.

MS. BARBARITE urged the Council's approval so that she can open for business in time for the holidays.

EVENTS CATERING



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding Temporary Approval of a Beer/Wine/Cooler Off-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, CN Kashat, Inc., dba Super Mart, 6595 Smoke Ranch Road, Suite 140, Emad M. Kashat (NOTE: Item to be heard in the afternoon session in conjunction with Item 129 - SUP-17308) - Ward 5 (Weekly)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding Temporary Approval of a Beer/Wine/Cooler Off-sale License.

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes and Health Dept. regulations with authority for the Director or Designee to issue a permanent license or extend the temporary in the event the investigation report is not completed within the 6-month temporary period.

BACKUP DOCUMENTATION:

Map

Motion made by LAWRENCE WEEKLY to Approve the temporary license, subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

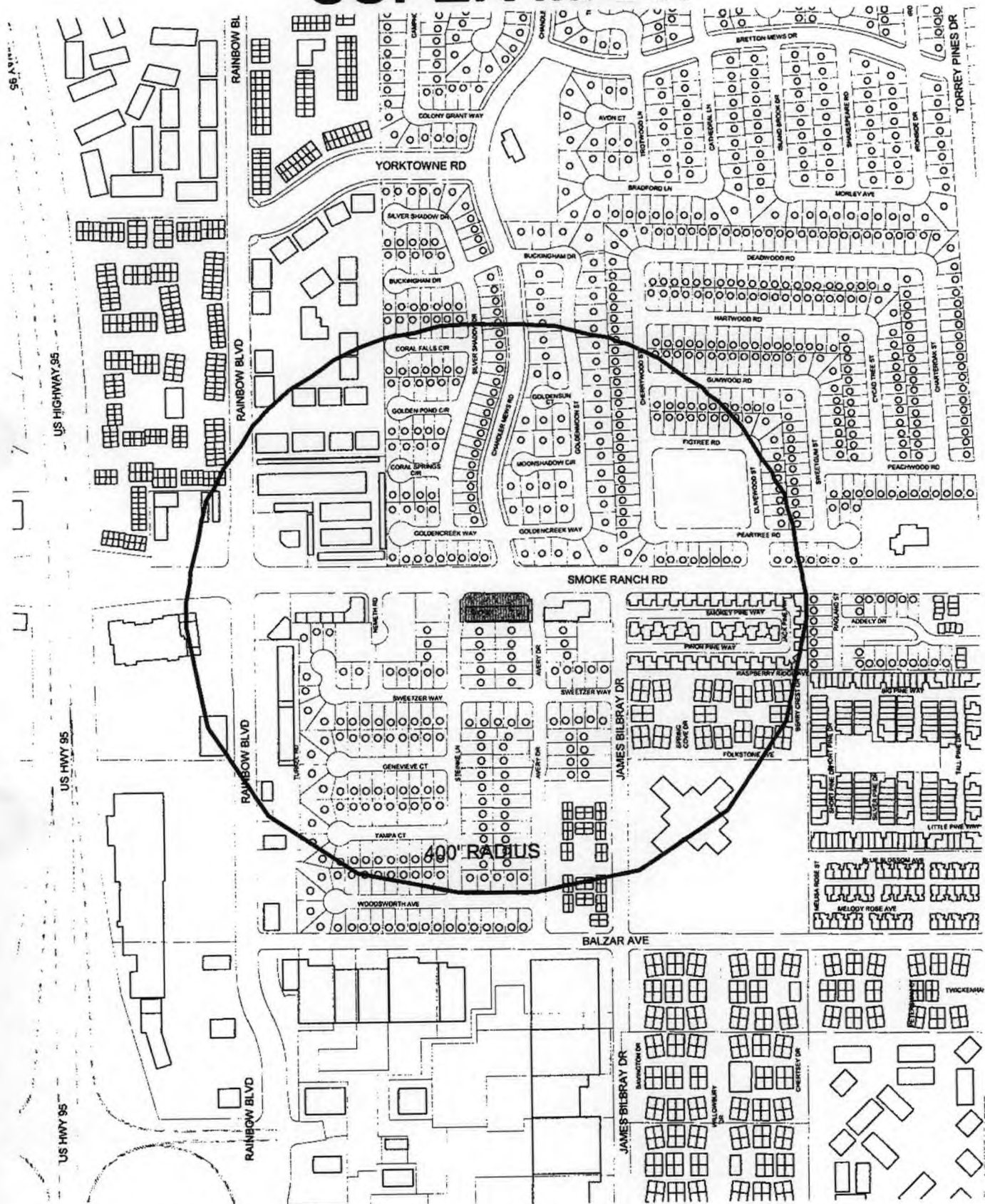
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained from voting, as he and ATTORNEY JAY BROWN have common ownership in property on West Charleston Boulevard.

Minutes:

See Item 129 for related discussion.

SUPER MART



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding Temporary Approval of a new Burglar Alarm Service License subject to the provisions of the planning and fire codes, All Tint & Protection, LLC, dba All Protection Services, 1122 South Rainbow Boulevard, Sydney M. Ginsberg, Mmbr, 66.7% and Nicholas L. Teta, Mmbr, 33.3% - Ward 1 (Tarkanian)

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding Temporary Approval of a new Burglar Alarm Service License.

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes with authority for the Director or Designee to issue a permanent license upon receipt of a favorable investigation report or extend the temporary in the event the investigation is not completed.

BACKUP DOCUMENTATION:

Map

Motion made by LOIS TARKANIAN to Approve the temporary license, subject to the provisions as recommended, with authority granted to the Director or Designee to issue a permanent license or extend the temporary in the event the police report is not completed within the six-month temporary period

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, LARRY BROWN, LOIS TARKANIAN, LAWRENCE WEEKLY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

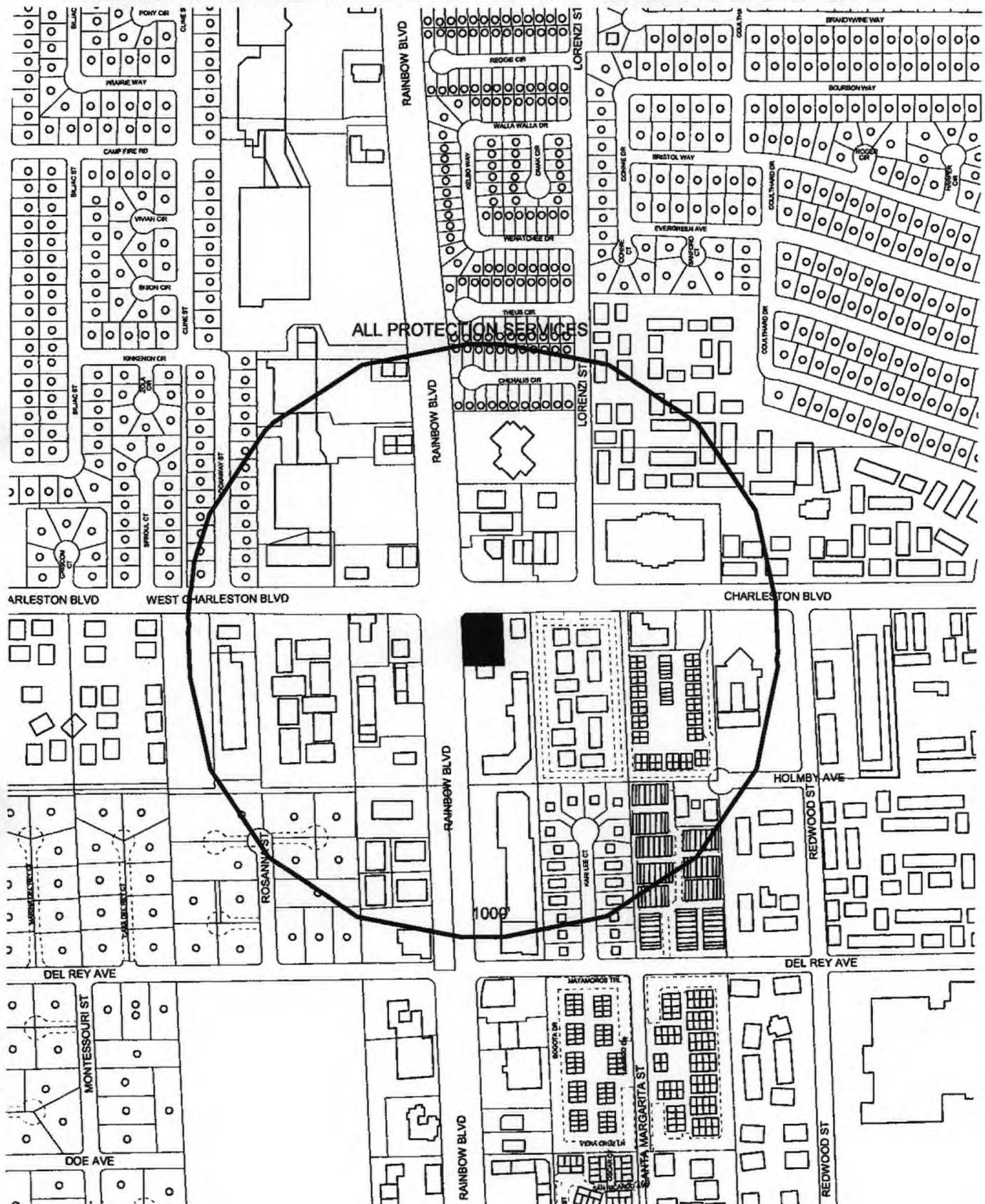
Minutes:

The applicants were present.

JIM DiFIORE, Manager of Business Services, reported that the applicant met the criteria for consideration of a temporary license. He suggested approval as recommended.

MR. GINSBERG requested approval in order to expand operations.

ALL PROTECTION SERVICES



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a Temporary Transfer of Interest and Approval of Officers for a Martial Arts Instruction Business License, From: American Taekwondo Federation, LLC, To: American Taekwondo Federation, LLC, dba ATF Black Belt Academy, 3211 North Tenaya Way, Suite 105, Allan S. Melatti, Mngr, 50% and Ursula S. Melatti, Mngr, 50% - Ward 4 (Brown)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a Temporary Transfer of Interest and Approval of Officers for a Martial Arts Instruction Business License.

RECOMMENDATION:

Recommend approval with authority for the Director or Designee to issue a permanent license upon receipt of a favorable investigation report or extend the temporary in the event the investigation is not completed.

BACKUP DOCUMENTATION:

Map

Motion made by LARRY BROWN to Approve the temporary transfer of interest, with authority granted to the Director or Designee to issue a permanent license or extend the temporary in the event the police report is not completed within the six-month temporary period

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

The applicants were present.

JIM DiFIORE, Manager of Business Services, indicated that there is no preliminary area of concern. He suggested temporary approval of the transfer of interest as recommended.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

MR. MELATTI requested approval.

COUNCILMAN BROWN stated that he was contacted by parents of some of the Academy students with concerns about the operation of the business. He would like those parents to have an opportunity to speak, and MR. MELATTI has been made aware of this.

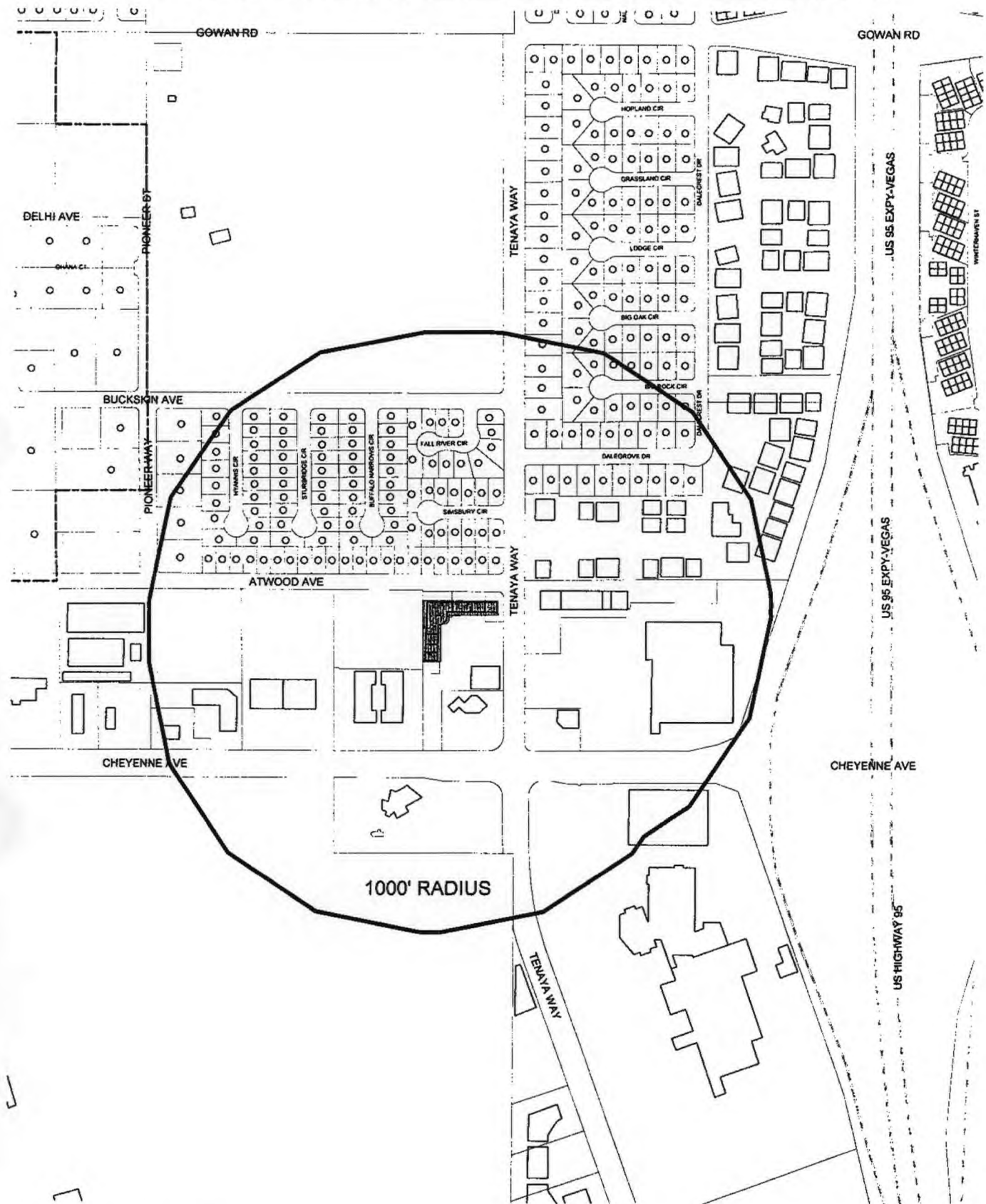
KIN SIN CHOW, resident of Northwest Las Vegas, ANNABELLE SANTOS, RIO MARCUS and JOSHUA NOONAN expressed concerns about the Academy, mainly about non-professional instructors without proper certification. MR. CHOW also expressed concern about the safety of the children and questioned whether the instructors have first-aid training.

MR. MELATTI rebutted that the students do not receive diplomas. Martial Arts is a sport like soccer, football or baseball, for which coaches do not have to be certified. He asserted that both of his schools have safety procedures in place to address any injuries. He added that his door is open to any parent that wants to voice any concerns.

MAYOR GOODMAN noted that all the issues raised are contractual between the school and the parents.

COUNCILMAN BROWN asked MR. DiFIORE to review the Code for these types of businesses and ensure that they are operating properly.

ATF BLACK BELT ACADEMY



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding a new Psychic Arts and Science License subject to the provisions of the planning and fire codes, Lorraine Marks, dba Ms. Laurie, 425 Fremont Street, Lorraine Marks, 100% - Ward 3 (Reese)

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a new Psychic Arts and Science License.

RECOMMENDATION:

Recommend approval subject to the provisions of the planning codes.

BACKUP DOCUMENTATION:

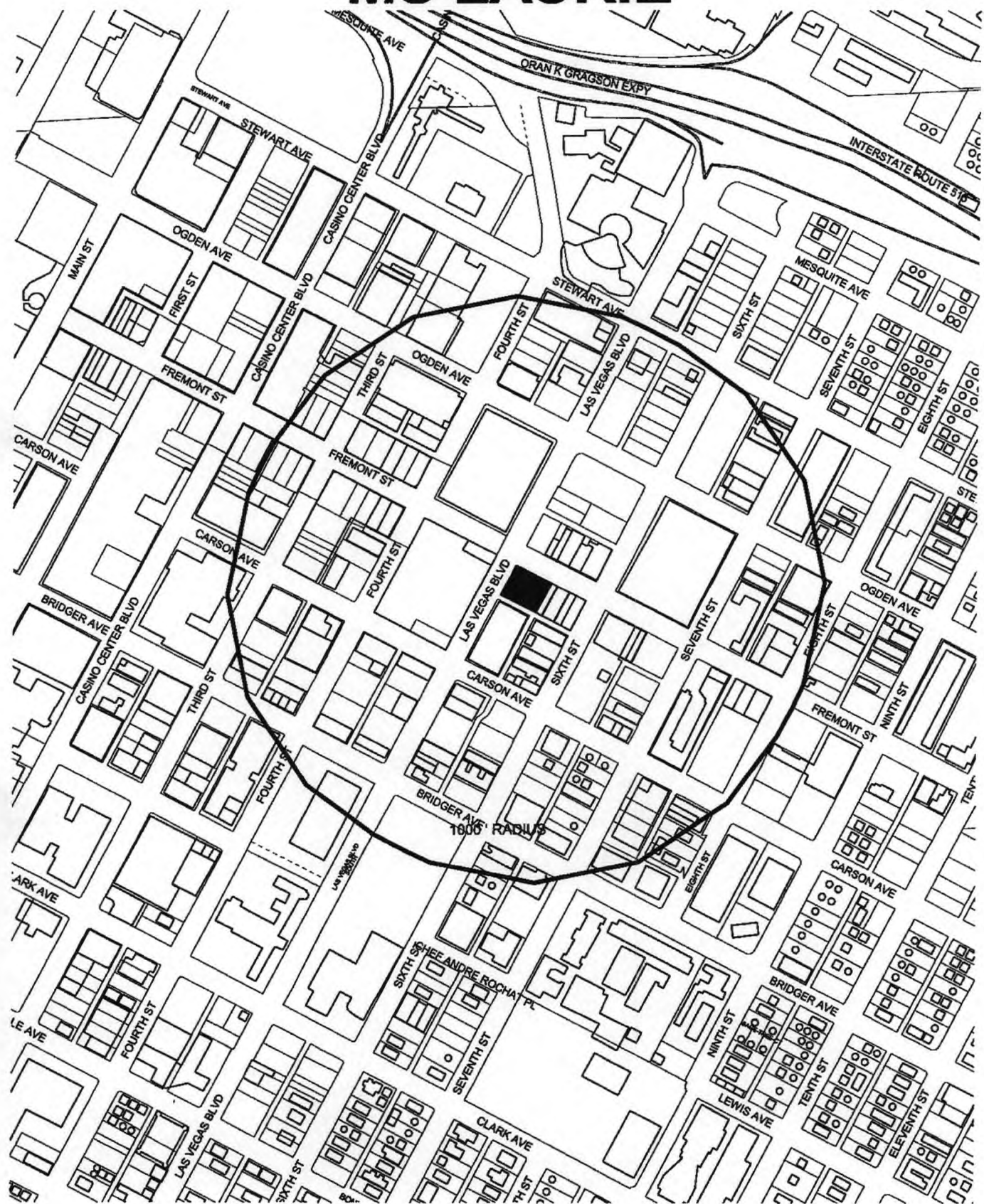
Map

Motion made by GARY REESE to Strike Items 49 and 57 and Hold in Abeyance Item 62 to 1/3/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN D. ROSS); (Excused-None)

MS LAURIE



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

Report by Theodore Roosevelt Institute on the Southern Nevada Regional Economic Study - All Wards

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Theodore Roosevelt Institute (TRI) has completed a Regional Economic Study (RES) for the Southern Nevada Regional Planning Coalition (SNRPC). The RES identifies current, emerging, and potential industry clusters that should be targeted for the future development of the Southern Nevada Economy. The RES has been reviewed and accepted by the SNRPC Board.

RECOMMENDATION:

Report Only, No Action Required

BACKUP DOCUMENTATION:

Southern Nevada Regional Economic Study

Minutes:

No motion required. A report was given.

SCOTT ADAMS, Director of the Office of Business Development, reported that a group of economic developers with various jurisdictions throughout the region, in conjunction with the Nevada Development Authority and through the Southern Nevada Regional Planning Coalition, sought funding to consult with the Theodore Roosevelt Institute on a Southern Nevada Regional Economic Study for the Valley. The last similar study was conducted in the early 1990s. The thrust of this effort was to look at ways to diversify the economy over the next 20 years. He introduced DR. ALLEN SCHLOTTMAN, Executive Director of the Theodore Roosevelt Institute and Professor at UNLV.

DR. SCHLOTTMAN indicated that the Roosevelt Institute was tasked with three things: 1) look at future population growth and the implications for the type of industries that are appropriate for the community, given that the Census is still forecasting Las Vegas to be the fastest-growing area in the United States through the year 2030; 2) look at a set of businesses to potentially target

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

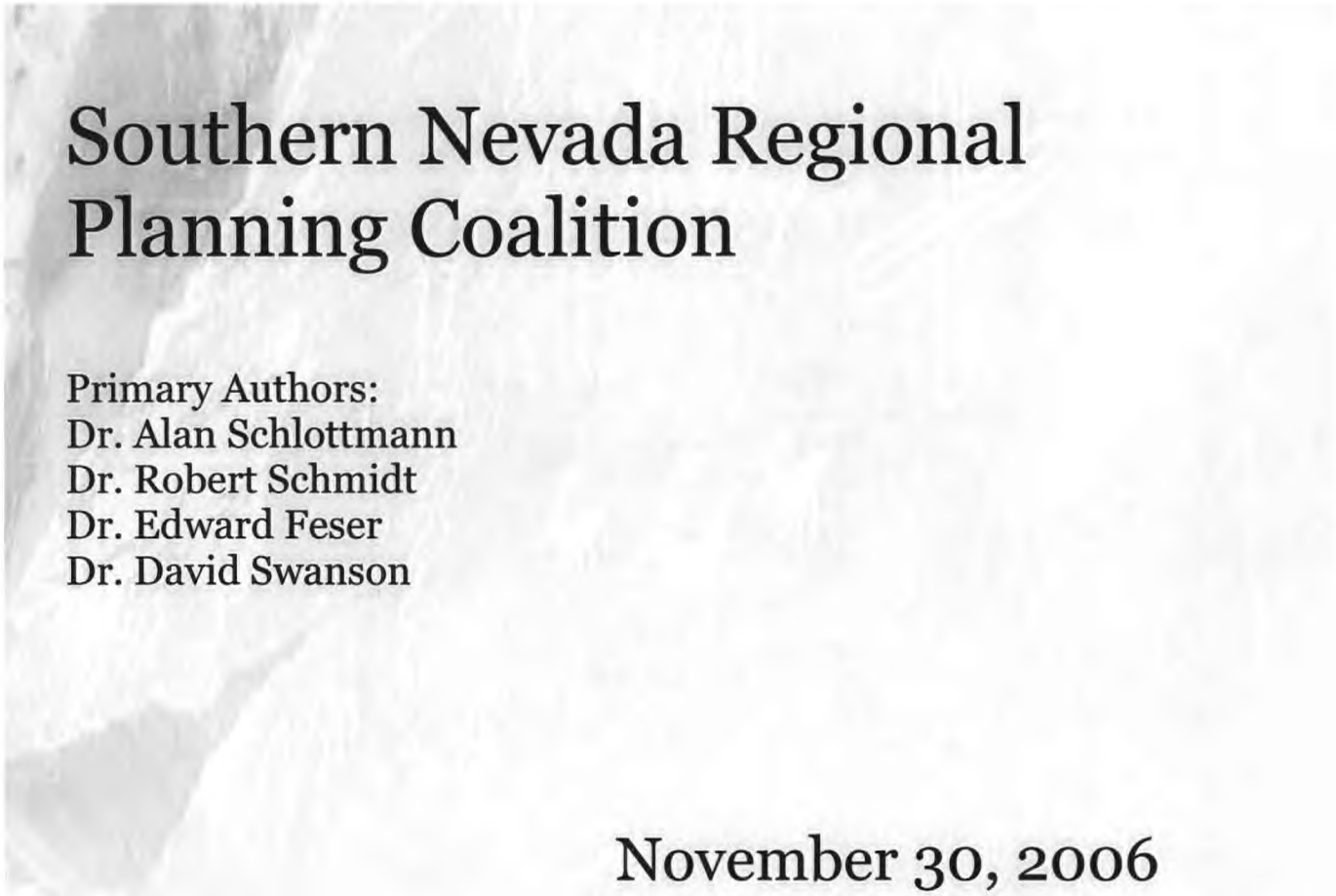
within or to bring to the community which are consistent with existing efforts of the City and Southern Nevada, for which eight clusters were identified; and 3) identify potential difficulties that might impede the most optimistic forecast, of which material was provided to all the municipalities.

DR. SCHLOTTMAN pointed out that some of the impediments of concern include occupational requirements, the concept of workforce housing and the issue of industrial land availability. As a positive to the City, he remarked that he is very impressed with the quality of professionals working for the City, particularly in Planning and Development and Business Development, and in the other municipalities. He suggested the next phase consist of finding ways to accomplish, as a community and without competition, the recommendations in the Study. MAYOR GOODMAN interjected that perhaps DR. SCHLOTTMAN could recommend to the SNRPC that meaningful discussions on the pros and cons of consolidation are in order.

DR. SCHLOTTMAN added that he is very impressed with the office development occurring within the City of Las Vegas, which lends itself to regional office centers that provide incomes to support the kind of housing desired within the City.

A dark, textured background featuring ancient rock art, including a prominent handprint and a cross-like symbol.

Southern Nevada Regional Economic Study

A light-colored background featuring a map of Southern Nevada, showing the state's outline and major geographical features.

Southern Nevada Regional Planning Coalition

Primary Authors:
Dr. Alan Schlottmann
Dr. Robert Schmidt
Dr. Edward Feser
Dr. David Swanson

November 30, 2006

**THEODORE
ROOSEVELT
INSTITUTE**

Irvine, CA · Las Vegas, NV
www.trinstitute.com
1-888-560-1052

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ACKNOWLEDGEMENTS

The authors of this study would like to express their appreciation for the considerable assistance received from SNRPC member organizations. Special thanks are due the municipal and county directors of business development [Scott Adams, Lesa Coder, Bob Cooper, and Michael Majewski] for their critical input over the course of this research. The demographers and planners of SNRPC members were an invaluable source of data and review of our demographic research. Finally, we wish to acknowledge helpful feedback from the SNRPC Technical Committee and its members, as well as individuals throughout the SNRPC for feedback on draft documents.

INTRODUCTION

Across the country, cities and states are abandoning economic development policies focused on individual industries. It is now widely recognized that business success depends on the competitiveness of its key suppliers, service providers, sources of capital equipment, and even direct competitors. Best practice economic development aims to nurture clusters of linked industries and to exploit synergies between clusters and related institutions (higher education, non-profit research and development and labs, and business development agencies).

Current forecasts of growth in Nevada [and Southern Nevada] suggest employment patterns dominated by our current [world-class] hospitality, recreation and entertainment cluster. Historically, Southern Nevada has seen significant growth in this cluster and most forecasts suggest that it will remain a dominant cluster.

As barriers to business location fall, it is clear that Southern Nevada has an opportunity to both develop and attract a more diverse set of clusters. Central to long term prosperity and economic diversification is the development of leading industry clusters that seek competitive advantage through continued innovation, highly skilled and productive workers, and the utilization of advanced infrastructure and technology.

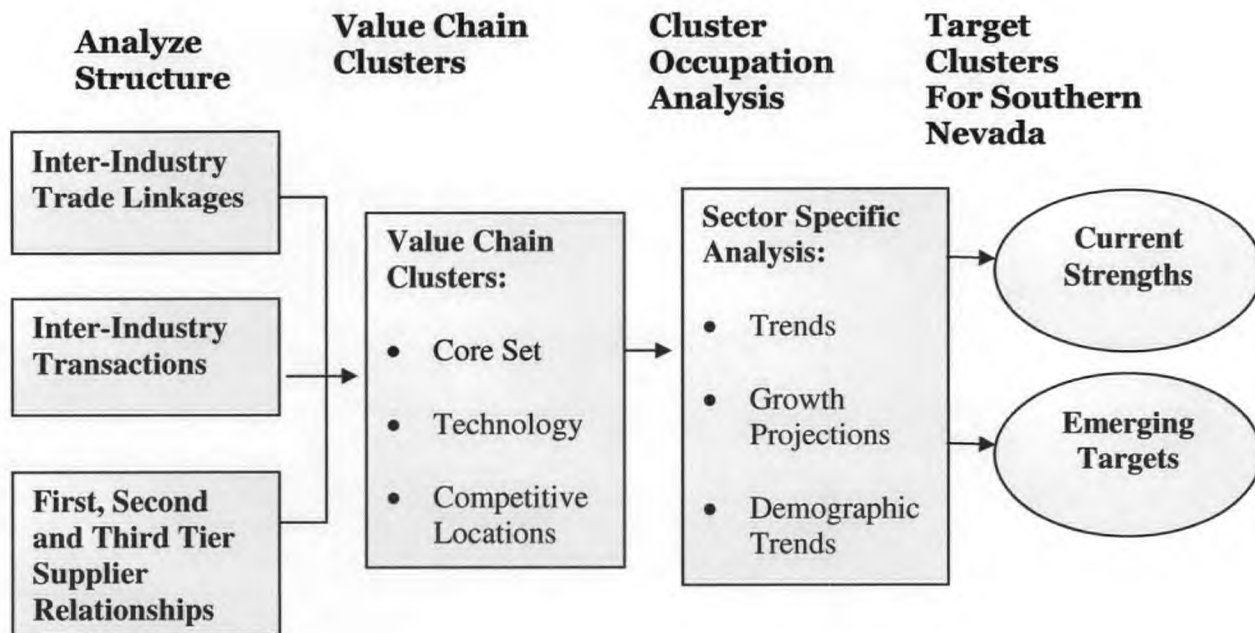
The purpose of this study is to inform the design and implementation of cluster-based economic development strategies for Southern Nevada which can both diversify the economy and positively impact the growth trajectory.

The study uses a new and systematic value-chain cluster methodology to identify major target clusters in Southern Nevada. The three most salient points of this approach are:

- Such an approach reveals differences in clustering based on commodity use and production patterns and, most importantly, *jointly evaluates* industry linkages.
- It uses evidence of *indirect* linkages (e.g. relationships between sectors based on links between second and third tier buyers and suppliers) which is noticeably absent from other approaches.
- It permits the assessment of linkages between pairs of industries based on their total patterns of sales and purchases across multiple industries.

An overview of the value-chain cluster approach is shown the figure below.

Value Chain Cluster Approach



In addition, the study both reviews related issues and provides a detailed working set of ancillary materials for local planners and development professionals to utilize in future work. These materials cover demographics, detailed industry and cluster trends, highly detailed occupation information, and information on land availability.

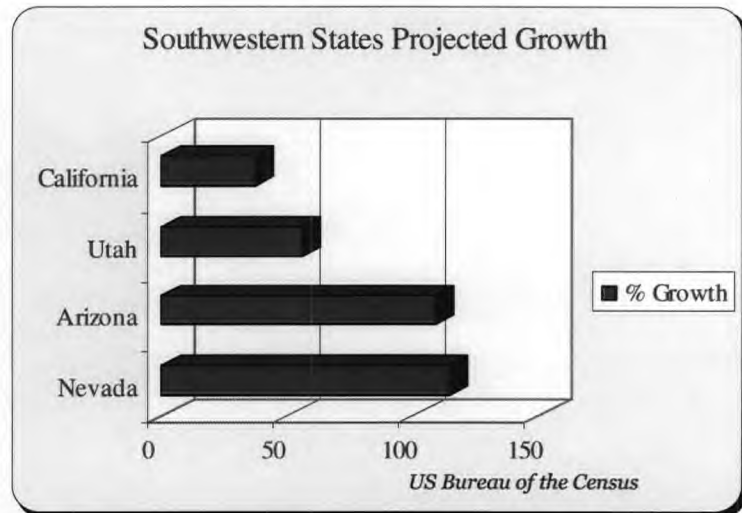
Demographics

Our demographic analysis suggests that Nevada will continue to experience strong population growth. To summarize, the underlying demographic assumptions in our research suggest future population estimates consistent with regional and national population growth to 2030 as follows:

Table ES-1
Southwestern
Growth to 2030

State	Percent Growth
Nevada	114.3
Arizona	108.8
Utah	56.1
California	37.1
United States	29.2

Source: US Bureau of the Census



It is important to note that the significant population growth forecast for Southern Nevada has three critical interactions with future service provision and principles of business location.

Specifically, the demographic trends for Nevada (and our region) have several important implications for business recruitment:

- Nevada's doubling of population will result in a "law of large numbers" where local location will be desirable compared to shipping to Nevada from elsewhere [such as with a bottling plant]. This reflects the economies of scale inherent in prepared food and beverage manufacturing.
- The growth of Nevada's senior population needs to be recognized as it relates to growth in the provision of hospital and health relates services.
- It is important to note that firms committed to serving the Southwest [Southern California, Nevada, Arizona, and Utah] will increasingly have transportation incentives to locate in Southern Nevada. This is due to the role of Southern Nevada as a "transportation network focus" given road networks, differential population growth noted above, and accepted transportation modeling as used by location consultants. As Southern Nevada's population grows relative to its neighbors, there is an explicit economic incentive for business location in Southern Nevada for servicing the multi-state area.

Target Clusters

Our analysis identifies a set of target industry clusters for Southern Nevada that build upon existing strengths and suggests new opportunities and emerging technologies. In a restructuring economy such as Southern Nevada—one in which traditional industries remain dominant and knowledge-intensive sectors dependent on strong local linkages are only beginning to attain critical mass, a value-chain cluster analysis can contribute insights the typical approach cannot.

While the usual analytical approach focuses mainly on what a region *does have* at the current time, the value-chain cluster approach identifies what is emerging and what an economy *could have*, perhaps with properly focused technology policy. It is well-known that hospitality, entertainment and recreation form a key cluster in Southern Nevada. The more important question is whether higher technology and higher wage industry segments can be developed within this cluster.

First, our research reconfirms the basic attractiveness of Southern Nevada for current industry targets as:

- Administrative and Back Office Services
- Distribution Centers
- Furniture Mart Supplier and Related Services
- [Potential] Public Higher Education Research Park Expansion

Second, our population forecasts, demographic changes and spatial networking both reinforce and suggest inclusion of:

- Education Services [Public and Private]
- Hospital and Health Related
- Research and Development
- Regional Offices
- Senior Services

Finally, we identify industry targets in a detailed manner for several target clusters. It is quite important to note that these clusters often comprise complimentary linkages and direct linkages. These target clusters are:

- Hospital and Health Related Cluster: Service Provision and Manufacturing
Includes: Medical Niche to include wellness centers for targeted populations [women, seniors] as well as specialty clinics
- Regional Offices Cluster: Southwestern and Other Headquarter Functions
Includes: Specialized sub-sector of financial services
- Homeland Security Cluster: Complementary Services and Manufacturing
Direct synergies with *Regional Offices* cluster and *Information and Communications Technology* cluster
- Research and Development Cluster: Synergistic and Complementary to Other Target Clusters
- Education and Training Institutions Cluster
- Information and Communications Technology Cluster
Includes tantalizing possibility to bundle new technologies within ICT to create a technological [virtual] meeting sub-cluster
- Life Sciences Cluster
- Selected Sustainability Technologies: Future Cluster Potential

Development Factors and Recommendations

Based upon the target clusters, we present information on three factors impacting economic development and targeted cluster success. These three factors are key occupations required to support targeted cluster development, the controversial issue of land availability in Southern Nevada, and an emerging issue among firms requesting information on Southern Nevada, namely workforce housing.

It is important to address any limitations implied by these factors in order to both fully attain current SNRPC employment forecasts and to realize full potential of targeted cluster development.

Occupational Requirements

First, successful economic development efforts and recruitment often stress the importance of high quality educational resources and workforce. Thus, we provide information on the necessary occupational requirements of potential target clusters. Specifically, we identify key occupations within each cluster.

Recommendation: Education and economic development are not independent topics but are integrated. Vocational education reform and general education restructuring are an integrated element of the SNRPC goals for targeted cluster development. Future planning in these areas needs to be done within an integrated framework.

Land Availability: Industrial

Second, we discuss the controversial issue of “adequate” land for future development. In our view, there is much less disagreement among the various analyses than popularly believed. This is due to the simple dichotomy, or alternative perspectives, of viewing land in terms of its physical availability as contrasted to viewing land as an economic and business concept.

From the first perspective of availability, subject to physical constraints that may inhibit development, is there enough total acreage available to support development? From the second perspective of land as a business and economic concept, are there minimum size acreage constraints, deed restrictions or the lack thereof, possibilities for land speculation, infrastructure issues, and price points relative to possible competitive locations to Southern Nevada that make land scarce?

Recommendation: The total amount of available land for development in Southern Nevada is significant. However, constraints such as minimum size requirements, speculative behavior, and the competitive price position of other potential locations limits the total available land for targeted cluster development and general industrial use. Therefore, serious discussion should take place for a designated set aside for industrial usage throughout Southern Nevada of a potential 5,000 acres.

If such a proposal for additional industrial land is to be considered, such land should have either some type of deed restriction or minimum parcel size sales [25 acres-100 acres] to minimize general speculation, individual gaming behavior to purchase small critical parcels within larger acreage, etc. SNRPC would have to consider the specific spatial locations of any such industrial zones and associated governance.

Workforce Housing: Emerging Issue

Finally, we address what appears to be an emerging issue among firms requesting information about Southern Nevada, the cost of workforce housing. For the issue of economic development and targeted clusters, the problem occurs with respect to potential firms transferring from other areas to Southern Nevada and the potential impact of housing prices on new technological startups. With relocating firms considering more locations than only Southern Nevada, the relative price of housing does matter.

Recommendation: The issue of workforce housing has increasingly become a focused community issue, particularly in light of recent SNRPC research. Workforce housing needs to be reexamined with respect to innovative architectural designs, etc. designed to provide future workforce housing at specific price points. Such a renewed focus will allow the maximum potential of targeted cluster development to be realized.

I. INTRODUCTION

Across the country, cities and states are abandoning economic development policies focused on individual industries. It is now widely recognized that business success depends on the competitiveness of its key suppliers, service providers, sources of capital equipment, and even direct competitors. Best practice economic development aims to nurture clusters of linked industries and to exploit synergies between clusters and related institutions (higher education, non-profit research and development and labs, and business development agencies).

Industry clusters are groups of businesses and industries that are related through their presence in a common product chain, dependence on similar labor skills, or utilization of similar or complementary technologies. Whereas an *industry* is a group of businesses that produce a similar product, a *cluster* includes final market producers, suppliers, related producer services, and other enterprises linked through formal and informal channels. A well-known regional example is information and software in Silicon Valley.

Current forecasts of growth in Nevada [and Southern Nevada] suggest employment patterns dominated by our current [world-class] hospitality, recreation, and entertainment cluster. This is seen below in Nevada occupations forecasted to have the highest future growth. Historically, Southern Nevada has seen significant growth in this cluster and most forecasts suggest that it will remain a dominant cluster.

Table 1
Employment Change by Occupation to 2012: Nevada Forecasts

Title	2002 Employment	2012 Employment	% Change 2002-2012	Average Annual Openings
Total, All Occupations	1,174,840	1,654,460	41	77,680
Cashiers	35,760	50,760	42	3,240
Retail Salespersons	34,060	49,430	45	2,780
Waiters and Waitresses	33,510	47,570	42	3,130
Janitors and Cleaners, (Excluding Maids and Housekeeping Cleaner)	26,650	37,430	40	1,580
Gaming Dealers	22,650	35,170	55	1,970

Source: Nevada Employment Projections; Long Term Forecasts; U. S. Bureau of Labor Statistics, U.S. Department of Labor, Nevada Employment Security.

However, as barriers to business location fall, it is clear that Southern Nevada has an opportunity to both develop and attract a more diverse set of clusters. Central to the

long term prosperity and economic diversification is the development of leading industry clusters that seek competitive advantage through continued innovation, highly skilled and productive workers, and the utilization of advanced infrastructure and technology.

The purpose of this study is to inform the design and implementation of cluster-based economic development strategies for Southern Nevada which can both diversify the economy and impact the growth trajectory depicted in Table 1.

The study uses a new and systematic methodology to identify major target clusters in Southern Nevada.

In addition, the study provides a detailed working set of ancillary materials for local planners and development professionals to utilize in future work. These materials cover demographics, detailed industry and cluster trends, highly detailed occupation information, and information on land availability.

Implicit in our approach is the concept, endorsed by a growing body of empirical research, that a strong base of science and technology is a necessary foundation for sustained diversity. The view rests on three major arguments. First is the notion that with increasingly open national and international markets, local areas must seek competitive advantage in America's knowledge infrastructure, including its private and public R&D institutions, educated workforce, tradition of risk-taking and entrepreneurship, advanced physical infrastructure, and stable and transparent social and political institutions.

The second argument for a close link between technology and regional economic performance is based on studies of recent sector growth trends. For example, a series of studies have documented higher growth in high-tech and related employment compared to employment in the rest of the economy over the last decade. In this regard, Southern Nevada has been atypical due to significant growth in its hospitality, recreation, and entertainment cluster. Certainly not all industries cited by various studies as "technology-intensive" are posting significant employment or output gains. Indeed, some tech sectors faced significant declines during the 1990s. But even with uncertainty over the recent recession as well as how best to define the technology sector most studies show gains in technology-related employment have been strong relative to other industries over the last decade.

The third argument for technology as a key to regional economic development is that technology-related activity must necessarily cluster in specific regions because knowledge spillovers are *localized*. Innovations initially occur in companies, universities, and laboratories located in specific places. The subsequent spread (or diffusion) of such innovations, as well as the spillovers they generate, may occur more readily among economic actors located in close proximity, either because the innovation is tacit in nature or because its successful utilization requires an element of hands-on

learning-by-doing. Technology businesses locate near other high tech companies and R&D performers in order to share in the spillovers, further enhancing the attractiveness of the growing cluster for still more high tech enterprises. The cluster expands through a process of cumulative advance.

This report is organized as follows. In Section II, a summary of demographic forecasts for Southern Nevada are presented. Demographic growth forms the fundamental element of future growth. Target clusters are presented in Section III. Also included in this section is an overview of the cluster methodology. Section IV discussed labor force forecasts and occupational projections of key occupations required to support target clusters. Land issues are addressed in Section V. The emerging constraint of workforce housing is discussed in Section VI. The final section, Section VII, presents policy recommendations.

II. DEMOGRAPHICS: FUNDAMENTALS OF GROWTH

The purpose of this section is to summarize the basic demographic outlook utilized in our value-chain cluster methodology. At a highly detailed small area basis (Census tracts and blocks) we have developed a small area population forecasting model for Southern Nevada and associated small area population forecasts.

Our modeling approach explicitly recognizes that much of the traditional (and detailed) population data, for example, is associated with Census data that is five years old. This point is particularly critical for the Western Region and Nevada, with significant growth and socioeconomic change.

Our detailed set of population projections is part of Appendix B: Model Elements and Data: A Working Guide. We have developed two scenarios, a high growth forecast and lower growth forecast.

In order to provide a basis for interpretation of the target clusters in Section III, this section provides both a summary of population projections and the implications of Southern Nevada's population growth.

Population Trend: Summary

Our demographic analysis suggests that Nevada will continue to experience strong population growth. Specifically, several points to note are:

- Nevada is forecasted to remain the fastest growing Western state in (percentage) population growth to 2030 [114%].
- Neighboring states as Arizona and Utah will also grow significantly, particularly Arizona [Arizona at 109% with Utah at 56% both compared to a US average rate of population growth of 29%].
- California will grow above the US rate but less than Nevada's other neighbors [37%]. However, the large population base of California implies the largest overall change in the total number of persons.

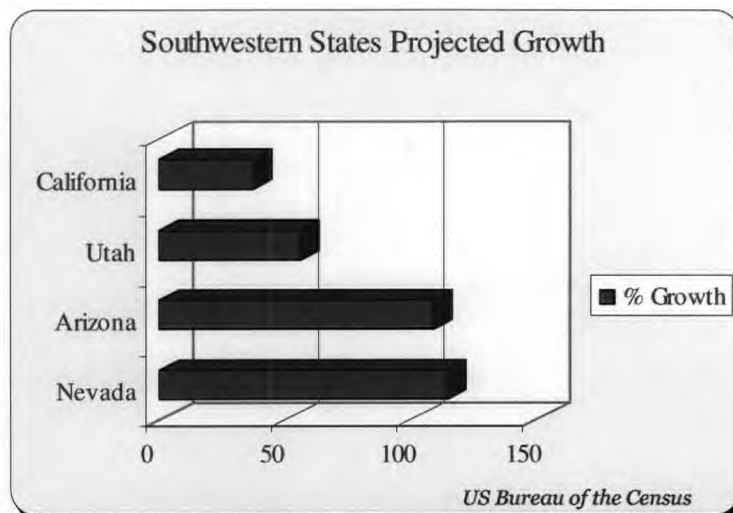
To summarize, the underlying demographic assumptions in our research suggest future population estimates consistent with regional and national population growth to 2030 as follows:

Table 2
Southwestern Growth

State	% Growth
Nevada	114.3
Arizona	108.8
Utah	56.1
California	37.1
United States	29.2

Source: US Bureau of the Census

Figure 1



Implications

It is important to note that the significant population growth forecast for Southern Nevada has three critical interactions with future service provision and principles of business location.

Specifically, the demographic trends for Nevada (and our region) have several important implications for business recruitment:

- Nevada's doubling of population will result in a "law of large numbers" where local location will be desirable compared to shipping to Nevada from elsewhere [such as with a bottling plant]. This reflects the economies of scale inherent in prepared food and beverage manufacturing.
- The growth of Nevada's senior population needs to be recognized as it relates to growth in the provision of hospital and health relates services.
- It is important to note that firms committed to serving the Southwest [Southern California, Nevada, Arizona, and Utah] will increasingly have transportation incentives to locate in Southern Nevada. This is due to the role of Southern Nevada as a conceptual "transportation network focus" given road networks, differential population growth noted above, and accepted transportation modeling as used by location consultants.¹ As Southern Nevada's population grows relative to its neighbors, there is an explicit economic incentive for business location in Southern Nevada for servicing the multi-state area.

¹ TRI has used these modeling concepts for major supermarket chain location, Research Triangle Park [NC], City of Los Angeles, etc.

III. TARGET CLUSTERS

The principal objective of the study is to identify major clusters for targeted future development in Southern Nevada. We investigate this question with a new methodological approach to identify both general value-chain clusters and those value-chain clusters comprised of high tech sectors.

A detailed discussion of our methodology is contained in Appendix A: Cluster Methodology: An Exposition. A summary of our approach is presented below followed by a presentation of cluster targets.

Value-Chain Clusters for Targeted Development: A Summary of Approach

The most common approach to industry cluster analysis involves two steps. First, measures of size, concentration, and growth are used to identify large and/or high performing sectors. Second, those sectors are grouped into clusters based on judgment or secondary information about their interdependence.² The result is a set of key industry clusters as they exist at the time of the study.

In many areas, such an approach has severe limitations. First, it often reveals little about technology-intensive industries of interest (e.g., information technology, health sciences, etc.) simply because such sectors are not yet as large—in relative or absolute terms—as other industries. Second, it ignores the fact that in many industries, local ties are not a significant determinant of competitiveness. The branch plant manufacturer producing a standardized good is an example. Its principal linkages are with its headquarters, suppliers, and equipment vendors, all of which may be located in another region or state.

- Identify value-chain industry clusters based upon industry trade flows and supply linkages
- Identify emerging industry clusters
- Analyze demographic trends and projections

As noted, our basis for cluster analysis is derived from a value-chain cluster analysis. The methodology of identifying value-chain clusters is derived from detailed data on business trade flows and supply relationships.

The three most salient points of this approach are:

² The information sources may be quantitative or qualitative in nature (e.g. in the case of the latter, obtained via interviews).

- Such an approach reveals differences in clustering based on commodity use and production patterns and, most importantly, *jointly evaluates* industry linkages.
- It uses evidence of *indirect* linkages (e.g. relationships between sectors based on links between second and third tier buyers and suppliers) which is noticeably absent from other approaches.
- It permits the assessment of linkages between pairs of industries based on their total patterns of sales and purchases across multiple industries.

A summary of the differences between commonly accepted terms and our value-chain cluster methodology is shown in the table below.

Table 3
Cluster Methodology

Sector (or Industry)	A sector or industry is a group of enterprises that manufacture similar products, as typically defined, for example, under the North American Industry Classification System (NAICS) codes.
Industry cluster	A group of business enterprises and non-business organizations for whom membership within the group is an important element of each member firm's individual competitiveness. Binding the cluster together are buyer or supplier relationships or perhaps common technologies.
Value-chain industry cluster	A value chain cluster is an industry cluster identified as an extended buyer-supplier chain. It includes final market producers, and first, second and third tier suppliers that directly and indirectly engage in trade. It is comprised of multiple sectors or industries connected by flows of goods and services stronger than those linking them to the other sectors of the national economy. It also suggests potentials, where enterprises may or may not presently trade with each other, although such trade could possibly occur in the future.

In a restructuring economy such as Southern Nevada—one in which traditional industries remain dominant and knowledge-intensive sectors dependent on strong local linkages are only beginning to attain critical mass, a value-chain cluster analysis can contribute insights the typical approach cannot.

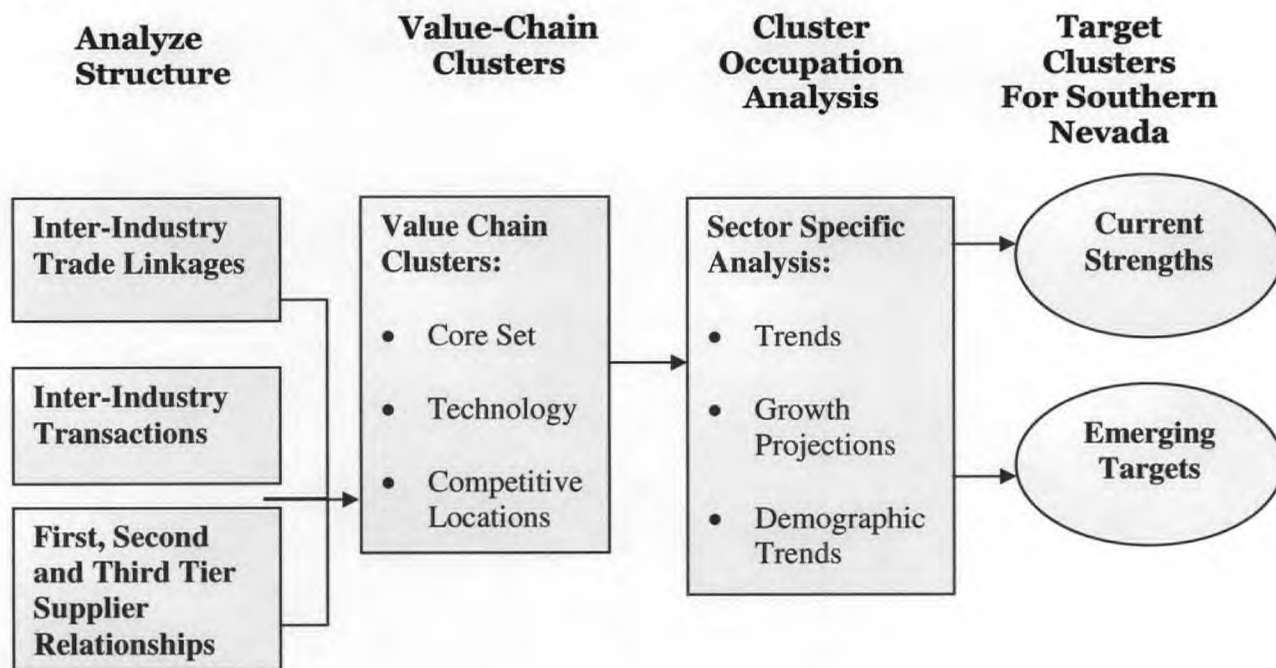
While the usual analytical approach focuses mainly on what a region *does have* at the current time, the value-chain cluster approach identifies what is emerging and what an economy *could have*, perhaps with properly focused technology policy. It is well-known

that hospitality, entertainment and recreation form key clusters in Southern Nevada. The more important question is whether higher technology and higher wage industry segments can be developed within those clusters. But to find the answer one has to know what those segments are. They simply cannot be found by looking in a place where they have not yet developed.

An overview of the value-chain cluster approach is shown in Figure 2 below.

Figure 2

Value Chain Cluster Approach



Target Clusters

The methodology above results in a set of eight detailed clusters which, as shown below, in several instances complement each other. For exposition purposes, it is conducive to disaggregate our results into an initial set comprised of current industry targets that are well-known within the economic development community of Southern Nevada. Then, a second set of clusters is provided in detail that is based upon a more extensive set of supplier relationships and strengths of Southern Nevada that provide an expanded set of target clusters.

In general, Southern Nevada has unique cluster opportunities due to its spatial location, forecasted population growth, tax climate relative to major competitive locations in adjoining states, and current world-class hospitality cluster. This allows favorable

cluster development for Southern Nevada that does not appear as “emerging” within national or Western data.

Current Strengths: General Categories

First, our research reconfirms the basic attractiveness of Southern Nevada for current industry targets as:

- Administrative and Back Office Services
- Distribution Centers
- Furniture Mart Supplier and Related Services
- Potential Public Higher Education Research Park Expansion

Impact of Demographic Changes: General Categories

Our population forecasts and other demographic changes and spatial networking both reinforce and suggest including:

- Education Services [Public and Private]
- Hospital and Health Related
- Research and Development
- Regional Offices
- Senior Services

Detailed Clusters

Our analysis of emerging clusters relative to our community **and** both of the criteria above suggests selected opportunities within eight detailed clusters.

These target clusters are:

- Hospital and Health Related Cluster: Service Provision and Manufacturing
- Regional Offices Cluster: Southwestern and Other Headquarter Functions
- Homeland Security Cluster: Complementary Services and Manufacturing
- Research and Development Cluster: Synergistic and Complementary to Other Target Clusters
- Education and Training Institutions Cluster
- Information and Communications Technology Cluster
- Life Sciences Cluster

Each of the target clusters above will be presented in turn.

Hospital and Health Related Cluster: Service Provision and Manufacturing

The hospital and health related cluster significantly expands the traditional concepts of health services. This cluster explicitly contains several sub-clusters within the targeted sectors. Three important implications of this cluster to note are the development of:

- Medical Niche to include wellness centers for targeted populations [women, seniors] as well as specialty clinics.
- A substitution of medical services within Southern Nevada from the current Southern California market.
- A significant higher technology manufacturing component.

It is also of interest to note the joint linkages with three other target clusters discussed below:

- The complimentary cluster below [*Life Sciences*] directly supports this cluster with mutually beneficial linkages.
- The development of a *Research and Development* cluster contains individual sectors integrated with this cluster.
- Regional professional development is, of course, implied as part of the *Education and Training Institutions* cluster.

The growth of general hospital and medical services tends, of course, to mirror changes in population growth and changes in cohort composition [for example, seniors in the community].

However, the success to date of the Nevada Cancer Institute suggests that similar niche medical opportunities can be developed. This opportunity can be identified along three separate lines. Each will be discussed in turn.

First, the need for specialized treatment centers for the current local [and forecasted] population suggests that such facility re-location or development can be encouraged. Senior services could also be addressed.

Second, a significant amount of current elective surgery is often undertaken in Southern California. With the specialized entertainment and related amenities associated with

Southern Nevada's hospitality cluster, development of such facilities in Southern Nevada would be attractive to both patients and their families.³

Third, and related to both points made immediately above, the trend to wellness centers [such as Senior's and Women's] appears to be a significant opportunity for local development efforts. This is particularly true given forecasted population growth in these two cohorts.

All of these factors also suggest that as this cluster is developed that Southern Nevada has the significant likelihood of developing a reputation as site for associated medical trials and testing. However, such a reputation is predicated, of course, on the development of facility infrastructure.

Table 4
Hospital and Health Related Cluster

Cluster	NAICS
Specialty (except Psychiatric & Substance Abuse) Hospitals/Clinics	6223
Outpatient Care Centers	6214
General Medical & Surgical Hospitals	6221
Offices of Physical, Occupational & Speech Therapists, & Audiologists	62134
Offices of physicians, dentists, & other health practitioners	6211-3
	6214-5
Other ambulatory health care services	6219
Electromedical apparatus manufacturing	334510
Pharmaceutical & medicine manufacturing	3254
Surgical & medical instrument mfg	339112
Surgical appliance & supplies mfg	339113
Facilities support services	5612
Services to buildings & dwellings	5617
Environmental & other technical consulting services	54162-9
Business support services	5614
Testing Laboratories	541380

³ In addition, comparably more attractive environmental conditions such as air quality provide further impetus to the comments above. The best source for air quality and related environmental data within Clark County is available at the Clark County Department of Air Quality and Environmental Management [www.accessclarkcounty.com/air_quality/index.htm].

**Regional Offices Cluster:
Southwestern and Other Headquarter Functions**

The regional office cluster supports a much more expanded concept of “office” than current market conditions in that it targets regional headquarter functions.

There are four reasons that our research suggests that a regional office cluster is a strong candidate for development in Southern Nevada. Each of these reasons will be discussed in turn.

As previously noted above, our estimates of population growth for Southern Nevada show us as still continuing very strong growth. This population growth will act as a type of demographic “law of large numbers” that reinforces the location of such regional offices, particularly as related industrial growth related to “numbers” occurs. For example, bottling plants, food manufacture [such as Frito-Lay] will reach a tipping point for facility location in Southern Nevada as we approach 2010.

Second, as noted, the relative growth of population in California, Utah, Arizona, and Nevada shifts the “centroid” of network distribution towards Southern Nevada both for goods movements and potential services location [relative to Southern California].

Third, existing tax advantages suggest a strong push to site such facilities in our community. This point takes on more importance over time as regional population growth favors location in Southern Nevada.

Finally, a regional office cluster uses significant inter-sector trade flows from an existing dominant local cluster [hospitality and related services]. This further reinforces regional office.

It is interesting to note that a specialized sub-sector in this area could be represented by financial services. With a growing presence of specialized services to support the financial sector from an *education and training institutions cluster* [see below], the attractiveness of Southern Nevada is enhanced. The average income in financial services exceeds national averages, and the [income] tax advantages of our community are significant.

Counterbalancing factors that need to be considered are, of course, home prices relative to alternative locations and the less definable concept of community reputation. However as we approach 2030, the implied population growth [and tax advantages] to push such development from Southern California appears dominant. Similarly, in order to easily service Southern California as well as Southern Nevada [and Utah], fundamental network location suggests that Southern Nevada will be able to dominate the Phoenix area.

Table 5
Regional Offices Cluster

Cluster	NAICS
Credit Intermediation and Related Activities	522
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523
Insurance Carriers and Related Activities	524
Corporate Offices	551114
Corporate, Subsidiary, and Regional Managing Offices	551114
Direct Health and Medical Insurance Carriers	524114

***Homeland Security Cluster:
Complementary Services and Manufacturing***

By their very nature, emerging clusters are those without a long established pattern of historical data to identify past performance and trends. However, based upon inter-sector trade flows and linkages, emerging technologies, and demographic trends, a set of emerging industry clusters can be identified that are appropriate for potential development targets. As a specific example, even as late as 1998, few studies identified emerging clusters at the national level such as homeland security or related sub-clusters such as data security. Both of these potential clusters have not only developed but, in addition, appear highly appropriate for Southern Nevada based upon our methodology.

The concerns over identify theft, national security, and human and natural disasters has raised increasing concern over fundamental questions of data and information security. The issues of facility location with secure data warehousing, particularly for financial records and personnel records, has become increasingly important.⁴

As is well appreciated, Southern Nevada has limited exposure to traditional natural disasters. In addition, our community has high quality communications capabilities.

It is important to note that an effort to develop this sub-cluster ties directly into efforts to develop the two clusters of *Regional Offices [above]* and *ICT [below]*. It is important to note these synergies within economic development.

⁴ The OECD [in Europe] has recently begun study of not only common security protocols but also ways in which inter-country data can be safely stored.

Table 6
Homeland Security Cluster

Cluster	NAICS
Optical Instrument and Lens Manufacturing	333314
Navigational, Measuring, Electromedical, and Control Instruments Manufacturing***	33451
Professional Scientific and Technical Services****	541
Software Publishers	511210
Custom Computer Programming Services	541511
Computer Systems Design Services	541512
Computer Facilities Management Services	541513
Other Computer Related Services	541519

The manufacturing targets include the two specific elements below:

Table 6b
Homeland Security Cluster Manufacturing Targets

*** Includes:	
Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals	334515
Analytical Laboratory Instrument Manufacturing	334516
Other Measuring and Controlling Device Manufacturing	334519
Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing	334511
**** Includes:	
Testing Laboratories	541380
Environmental Consulting Services	54162
Other Technical Consulting Services	541690
Research and Development in the Physical, Engineering, and Life Sciences	54171

***Research and Development Cluster:
Synergistic and Complementary to Above Target Clusters***

NOTE: Industry targets are included in clusters above under "Hospitals and Health Related" and "Homeland Security".

Testing laboratories appears under both clusters as do selected professional consulting services and basic research and development in the sciences.

Education and Training Institutions Cluster

Initially, the identification of an education services cluster follows a similar logic to that for regional office as discussed above. For example, expanding population suggests an increased demand for such services related to both formal programs in public education and for programs in private facilities. However, there are additional issues that suggest development of such a cluster.

First, historically, the higher education system has not developed a range of competing institutions in the Valley [as contrasted to Southern California]. This leaves much more of a competitive environment for niche opportunities in Southern Nevada than elsewhere both for exiting programs and potential expansion.

Second, the current review of vocational technology programs at the secondary education level in the Clark County School District (CCSD) suggest possibilities for both private education services on their own and as potential future partners with CCSD. Vocational education to support targeted cluster development should result in public-private opportunities within this cluster.

Third, the *regional offices cluster* in general and activities related specifically to financial services require ongoing training in management and marketing services and financial education. These activities not only require continuing educational services but, in addition, specialized staff training. This again appears to be an instance where a set of individual clusters has synergistic interactive effects.

Fourth, the high technology component in both the *hospital and health related* cluster and the *homeland security* cluster imply a complimentary research function to potential educational research.

Table 7
Education and Training Institutions Cluster

Cluster	NAICS
Junior Colleges	6112
Colleges, Universities, & Professional Schools	6113
Technical & Trade Schools	6115
Other Schools & Instruction	6116
Business Schools & Computer & Management Training	6114
Educational Support Services	6117

Information and Communications Technology Cluster

The growth and development of the cluster in information and communication technologies (ICT) has in itself become a major new industrial complex. This cluster is the underpinning of what is loosely termed both "knowledge-based societies" and the concept of a "creative class."

The fundamental research of these new technologies is often based at major United States and European research facilities and at both private companies and major research universities in computing technology and specialized engineering.

The suggested value-chain cluster for Southern Nevada is as follows:

Table 8
Information and Communications Technology Cluster

Cluster	NAICS
Data processing services	5182
Other computer related services, including facilities management	541513-9
Computer systems design services	541512
Software publishers	5112
Custom computer programming services	541511
Information services	516 519 5181
Telecommunications	517
Cable networks & program distribution	5152

Emerging ICT Sub-Cluster: Virtual Meeting Technology and the Case for Southern Nevada

The ICT cluster contains elements of an emerging new sub-cluster that is highly appropriate for discussion in Southern Nevada.

There is a tantalizing possibility to wrap the new technologies as they become available within ICT to create a technological [virtual] meeting sub-cluster. With an unparalleled physical location for entertainment and similar attributes when meetings are necessary combined with quality air access for potential participants, this new meeting technology niche is possible. First-time entrants will have a prime mover advantage, but the investment may be seen as risky given that the exact configuration and cost of new technologies remains uncertain.

It is very interesting to note that the total number of jobs by high tech occupation associated with major complexes of ICT is relatively small. Thus, development of this cluster is certainly feasible for Southern Nevada. Several examples illustrate this point:

- Systems analysts who analyze science, engineering, and business issues are concentrated in the two top areas of the Boston-Cambridge Mass. area and the San Jose-Sunnyvale- Santa Clara Ca. area. Yet the total occupational employment in each of these two areas is both less than 9,600 jobs.
- Systems software engineers who engage in research, design, and development are concentrated in the San Jose-Sunnyvale- Santa Clara Ca. area and New Jersey-Pennsylvania market and yet total employment in each area is less than 3,600 jobs.
- Finally, except for the San Jose-Sunnyvale- Santa Clara Ca. area, application software engineers at major ICT centers represent individual area employment levels of less than 500 jobs.

With the location advantages of Southern Nevada, initial success with this target cluster has the potential to lead to a broader recognition of the SNRPC area for location.

Life Sciences Cluster:

Within the quite broad concept of Life Sciences, five *feasible* opportunities for Southern Nevada appear to be:

- Pharmaceuticals
- Medical devices [to include Optics]
- Instrumentation

- Diagnostics
- Biotechnology research and ancillary services

The **first four** of these potential targets are included in the clusters identified above, namely:

Table 9
Life Sciences Clusters

<i>Pharmaceuticals</i>	NAICS
Pharmaceutical & medicine manufacturing	3254
<i>Medical Devices</i>	
Electromedical apparatus manufacturing	334510
Surgical & medical instrument manufacturing	339112
Surgical appliance & supplies manufacturing	339113
<i>Including</i>	
Optical Instrument and Lens Manufacturing	333314
<i>Instrumentation</i>	
Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	33451
<i>Specific Instrumentation Targets</i>	With Emphasis On
Instrument Manufacturing, Measuring and Testing Electricity and Electrical Signals	334515
Analytical Laboratory Instrument Manufacturing	334516
Other Measuring and Controlling Device Manufacturing	334519
Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing	334511

The **fifth target** [Biotechnology research and ancillary services], although feasible, may require public investment that is beyond the capability of individual governments within our community. The primary business environment of Southern Nevada is a very positive location advantage compared, for example, to California. However, the nature of research linkages in this sector needs to be recognized and discussed within the community.

Specifically, based upon major dominant firms located in California and elsewhere, this industry target has a close relationship with the broad industry definition of "Research and Development in the Physical, Engineering, and Life Sciences [NAICS 541710]". It is important to note that the research and development industry associated with biotechnology research includes a set of specialized research facilities dominated by a set of five research services. These five services are:

- *Bacteriological research and development laboratories or services*
- *Biology research and development laboratories or services*
- *Biotechnology research and development laboratories or services*
- *Plant biology/biotechnology research and development laboratories or services*
- *Cancer research laboratories or services [utilizing the above]*

The Nevada Cancer Institute and related community initiatives are an important step towards the above. Yet the commitment and struggle to see a successful Nevada Cancer Institute illustrates the level of commitment required to expect local economic development to attract a true biotechnology cluster.

Selected Sustainability Technologies: Future Cluster Potential

The events of 9/11 terrorist bombings as well as the natural disasters and resultant economic impacts of Hurricane Katrina have increased the demand for sustainability technologies throughout the United States. Nevada is uniquely positioned to capture this market due its unique climatology and geology.

Two identifiable sectors include:

- Selected solar industry components such as cells and panels [within 334413, 333414].
- Electric Power Generation, Transmission and Distribution [2211].

However, there is significant amount of activity in Southern Nevada in this sector that does not easily fit into easily definable categories. This represents a unique opportunity for Southern Nevada to create meaningful public partnerships with the federal government to exploit these advantages. A summary follows.

Nevada is progressing on innovative applications for three unique areas:

Renewable and Alternative Energy - Nevada has all the desirable renewable energy sources and facilities to become a significant player in the renewable and

alternative energy market. The state's prominence as an ideal "living laboratory" for validation of alternate energy technologies is attracting companies into the state.

Environmental Technologies - Nevada is at the forefront of innovation and commercialization in environmental technologies. The federal R&D funds flowing into Nevada have shaped the competitive base of companies and facilities operating in this sector. Companies operating in the sector have demonstrated capabilities in environmental bioremediation (bio/phyto remediation), waste management (solid waste management and wastewater treatment), and bio-security.

Disaster Mitigation and Management - Nevada is a prominent location in the region for expertise in disaster mitigation and management. Prevalence of world-class infrastructural facilities drives this growing prominence. Many of Nevada's technology businesses are collaborating with the infrastructure and the U.S. Departments of Defense and Energy to develop innovative products and services.

To develop these as diversifiable clusters may well take true community planning and coordination among local governments and the federal government. These opportunities for Southern Nevada are important; the catalyst to bring them into fruition may require community coordination.

IV. LABOR FORCE: EMPLOYMENT FORECASTS AND KEY CLUSTER OCCUPATIONS

Employment growth and occupational implications of that growth are critical variables for community planning. This section of the report summarizes two sets of information.

First, a summary of overall employment forecasts for Southern Nevada is presented. These forecasts are shown for selected industries as well as by jurisdiction. In addition, employment levels associated with potential cluster development are shown.

Key occupations associated with each of the detailed clusters discussed above are then presented.

Employment forecasts

Clark County Employment Forecasts: By Industry and Jurisdiction

The SNRPC utilizes the economic forecasting system maintained by UNLV Center for Business and Economic Research to provide forecasts (popularly referred to as REMI).⁵

Based upon these forecasts, and supplementary data of the Nevada Department of Employment, Training, and Rehabilitation, Southern Nevada is forecast to have strong employment growth over the period. Specifically, total employment increases by approximately 51% over the period 2005-2035.

This result is not surprising given the strong population growth forecasted over the same period.⁶ All areas of Southern Nevada should also experience significant employment growth over the forecast period.⁷

⁵ REMI is a regional economic forecasting model (or, more precisely Regional Economic Model Inc. [REMI]) developed by the company of the same name. For more information, see CBER or the parent company (<http://www.remi.com/>).

⁶ There is a famous "chicken or egg" debate in regional economics over which comes first, employment growth or population growth but there is no disagreement that the two are powerfully correlated.

⁷ The area forecasts assume that current patterns of employment in the industry specific DETR data base remain constant over the period.

Table 10
Clark County Employment Projections By Industry, 2005-2035

Industry	2005	2010	2015	2020	2025	2030	2035
Natural Resources, Mining, Utilities and Construction	121,702	139,728	155,135	162,159	167,404	174,868	185,090
Manufacturing	27,428	29,912	32,435	34,830	37,040	39,653	42,663
Trade, Wholesale and Retail	137,770	156,092	164,124	161,302	156,908	154,466	153,715
Transportation, Information, Finance, and Accounting	147,962	166,236	180,910	188,719	194,909	202,444	211,108
Services	533,702	664,427	725,520	756,871	786,124	824,501	870,394
Public Administration	101,590	123,232	139,276	147,770	152,855	156,224	159,091
Agriculture	272	257	235	211	189	169	152
Total Employment	1,070,426	1,279,884	1,397,635	1,451,862	1,495,429	1,552,325	1,622,213

Source: UNLV Center for Business and Economic Research

Table 11
Clark County Employment Projections By Entity, 2005-2035

Industry	2005	2010	2015	2020	2025	2030	2035
Total Employment	1,070,426	1,279,884	1,397,635	1,451,862	1,495,429	1,552,325	1,622,213
Unincorporated Clark County	574,819	687,298	750,530	779,650	803,045	833,599	871,128
City of Las Vegas	299,719	358,368	391,338	406,521	418,720	434,651	454,220
City of Henderson	78,141	93,432	102,027	105,986	109,166	113,320	118,422
City of North Las Vegas	77,071	92,152	100,630	104,534	107,671	111,767	116,799
Boulder City	40,676	48,636	53,110	55,171	56,826	58,988	61,644

Sources: UNLV Center for Business and Economic Research, Nevada Dept. of Employment, Training, and Rehabilitation

Cluster Employment Projections: Potentials

The interrelationships among the target clusters presented above suggest six separate occupational profiles (with the *research and development* cluster as an integral part of the others). Presented below are two estimates of potential employment for these six distinct clusters.

The first set of employment estimates assumes a passive effort to cluster recruitment and development. In this case, current industry linkages are assumed to hold and the only key "new" driver is employment change in other industries and population growth. For example, although the hospital and health services cluster grows at a faster rate than general employment over the period, this is due to underlying demographic factors.

By contrast, the second set of estimates is based upon an active attempt by Southern Nevada to engage in targeted cluster development. It is based upon successful growth rates in related clusters elsewhere in the country.⁸ These estimates suggest a significant potential for cluster employment if a significant targeting strategy is formulated.⁹

Table 12
Target cluster employment projections, 2005-2035
REMI Controlled

Target Clusters, Clark County	Controlled to REMI projections:						
	2005	2010	2015	2020	2025	2030	2035
Hospitals & health related	64,292	77,305	84,890	88,674	91,841	95,860	100,724
Educational services	50,703	60,225	65,331	67,413	68,970	71,110	73,807
Information technology	4,291	5,146	5,635	5,871	6,064	6,313	6,616
Life sciences	1,344	1,539	1,606	1,591	1,559	1,536	1,519
Regional offices	40,012	48,895	54,544	57,855	60,822	64,414	68,649
Security	3,855	4,649	5,119	5,362	5,569	5,828	6,140

Note: Target clusters are comprised of the following sectors: hospitals and health related (3254, 3345, 3391, 5413, 5416, 5614, 6211, 6212, 6214, 6215, 6221, 6222 and 6223); educational services (6112, 6113, 6115 and 6116); information technology (5112, 5161, 5182 and 5415); life sciences (3254, 3345 and 3391); regional offices (5221, 5222, 5223, 5231, 5239, 5241, 52421, 52429 and 5511); and security (3333, 3345, 5112 and 5415). Target clusters are not mutually exclusive.

⁸ As a rough indicator of private sector innovation activity, data is available from the U.S. Patent and Trademark Office (USPTO) to measure patenting in ten technology sectors that roughly corresponded to the six value chain categories. This allows identification of rates of clustering. In addition, federal innovation funding program winners in all technology areas can be matched to the value chains, mapping the winners by geography.

⁹ Relevant references here would include Alan Schlottmann and Henry W. Herzog Jr., *Industry Location and Public Policy*, University of Tennessee Press; D. R. Sule, *Manufacturing Facilities: Location, Planning, and Design*, PWS Publishing; Allen J. Scott, *Technopolis: High-Technology Industry and Regional Development in Southern California*, University of California Press; Vittorio Chiesa and Davide Chiaroni, *Industrial Clusters In Biotechnology: Driving Forces, Development Processes And Management Practices*, and Mario A. Maggiano *Clustering Dynamics and the Location of High-Tech-Firms*, Physica-Verlag Heidelberg Press.

Table 13
Target cluster employment projections, 2005-2035 - Potentials

<i>Target Clusters, Clark County</i> Active Cluster Development	2005	2010	2015	2020	2025	2030	2035
Hospitals & health related	64,292	85,035	97,623	101,975	108,372	113,114	120,869
Educational services	50,703	66,248	75,130	77,525	81,385	83,910	88,568
Information technology	4,291	5,791	6,780	7,151	7,656	8,549	10,040
Life sciences	1,344	1,947	2,585	3,355	4,100	4,644	5,053
Regional offices	40,012	53,785	62,726	66,905	72,770	78,008	86,751
Security	3,855	5,114	5,887	6,166	6,671	7,377	8,367

Key Cluster Occupations

Successful economic development efforts and recruitment often stress the importance of high quality educational resources and workforce. It is therefore crucial for SNRPC to have access to information on the necessary occupational requirements of potential target clusters. Unfortunately, such information to date has been very limited.

As discussed in Appendix B, our modeling elements provide to SNRPC a new highly disaggregated informational data base on occupational requirements by industry.¹⁰ This includes:

- New full industry-occupation structural matrix [complete occupational system and industry codes]
- Earnings data
- Educational requirements by occupation¹¹

The current employment patterns of higher education are fairly well understood. However, for other targeted clusters, there has been little information to date on critical occupation skills. Based upon our occupational system, provided below are key occupations necessary to support each of the five newer clusters identified above.

¹⁰ The authors acknowledge the financial support of the National Science Foundation in supporting development of this occupation matrix.

¹¹ Education cluster codes from the US Bureau of Labor Statistics are as follows: HS (high school occupations); SC (some college occupations); C (college occupations).

Table 14**U.S. Average Educational Characteristics of Key Occupations:
Health Cluster [Includes manufacturing and service component]**

SOC Code	SOC Title	Estimated Share of Cluster Workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
29-1020	Dentists	0.95		First professional degree	
29-1021	Dentists, general		\$123,060	First professional degree	C
29-1022	Oral & maxillofacial surgeons		\$145,600	First professional degree	C
29-1023	Orthodontists		\$145,600	First professional degree	C
29-1024	Prosthodontists		\$145,600	First professional degree	C
29-1029	Dentists, all other specialists		\$126,130	First professional degree	C
19-1042	Medical Scientists, Except Epidemiologists	0.52	\$61,320	Doctoral degree	C
29-1060	Physicians & surgeons		\$145,600	First professional degree	C
29-1062	Family & General Practitioners	0.61		First professional degree	
29-1063	Internists, General	0.40		First professional degree	
29-1067	Surgeons	0.38		First professional degree	
29-1051	Pharmacists	0.20	\$84,900	First professional degree	C
29-2011	Medical Technologists	1.18	\$45,730	Bachelor's degree [Some Associates Degree]	C/SC
17-2012	Medical Technicians	1.19	\$30,840	Associates degree	SC/ some C
29-1111	Registered Nurses	5.70	\$52,330	Bachelor's degree-Associates degree	C/SC
17-1011	Architects, Except Landscape & Naval	0.48	\$60,300	Bachelor's degree	C
11-9041	Engineering Managers	0.52	\$97,630	Bachelor's or higher, + work experience	C
15-1031	Computer Software Engineers, Applications	0.47	\$74,980	Bachelor's degree	C
15-1032	Computer Software Engineers, Systems Software	0.37	\$79,740	Bachelor's degree	C
17-2071	Electrical Engineers	0.54	\$71,610	Bachelor's degree	C
17-2072	Electronics Engineers, Except Computer	0.35	\$75,770	Bachelor's degree	C
17-2141	Mechanical Engineers	0.58	\$66,320	Bachelor's degree	C

Note: In all of the occupation tables presented the education cluster codes from the US Bureau of Labor Statistics are as follows: HS (high school occupations); SC (some college occupations); C (college occupations).

Table 15

Table 15**U.S. Average Educational Characteristics of Key Occupations:
Information Technology Cluster**

SOC Code	SOC Title	Estimated Share of Cluster Workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
11-9041	Engineering Managers	0.40	\$97,630	Bachelor's or higher, + work experience	C
15-1031	Computer Software Engineers, Applications	9.92	\$74,980	Bachelor's degree	C
15-1032	Computer Software Engineers, Systems Software	5.40	\$79,740	Bachelor's degree	C
17-2071	Electrical Engineers	0.11	\$71,610	Bachelor's degree	C
19-3021	Market Research Analysts	0.84	\$56,140	Bachelor's degree	C
13-1111	Management Analysts	1.66	\$63,450	Bachelor's or higher, + work experience	C
13-2011	Accountants & Auditors	1.21	\$50,770	Bachelor's degree	C
15-1021	Computer Programmers	7.45	\$62,890	Bachelor's degree	SC/C
11-3021	Computer & Information Systems Managers	2.98	\$92,570	Bachelor's or higher, + work experience	SC/C
17-2112	Industrial Engineers	0.14	\$65,020	Bachelor's degree	SC/C
17-2061	Computer Hardware Engineers	0.43	\$81,150	Bachelor's degree	SC/C
11-1011	Chief Executives	0.63	\$140,350	Bachelor's or higher, + work experience	SC/C
15-1051	Computer Systems Analysts	4.85	\$66,460	Bachelor's degree	SC/C
15-1081	Network Systems & Data Communications Analysts	2.45	\$60,600	Bachelor's degree	SC/C
11-3031	Financial Managers	0.94	\$81,880	Bachelor's or higher, + work experience	SC/C
11-1021	General & Operations Managers	2.45	\$77,420	Bachelor's or higher, + work experience	HS/SC/C
43-1011	First-Line Supervisors/Managers of Office/Admin Support Workers	1.32	\$41,030	Work experience in a related occupation	HS/SC/C

Education cluster codes from the US Bureau of Labor Statistics are as follows: HS (high school occupations); SC (some college occupations); C (college occupations).

Table 16
U.S. Average Educational Characteristics of Key Occupations:
Life Sciences Cluster

SOC Code	SOC Title	Estimated Share of Cluster Workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
19-1042	Medical Scientists, Except Epidemiologists	0.85	\$61,320	Doctoral degree	C
19-2031	Chemists	1.32	\$56,060	Bachelor's degree	C
17-2041	Chemical Engineers	0.21	\$76,770	Bachelor's degree	C
11-9121	Natural Sciences Managers	0.43	\$88,660	Bachelor's or higher, + work experience	C
11-9041	Engineering Managers	1.12	\$97,630	Bachelor's or higher, + work experience	C
17-2011	Aerospace Engineers	0.21	\$79,100	Bachelor's degree	C
15-1031	Computer Software Engineers, Applications	1.42	\$74,980	Bachelor's degree	C
15-1032	Computer Software Engineers, Systems Software	0.93	\$79,740	Bachelor's degree	C
17-2071	Electrical Engineers	1.22	\$71,610	Bachelor's degree	C
17-2072	Electronics Engineers, Except Computer	0.93	\$75,770	Bachelor's degree	C
17-2141	Mechanical Engineers	1.46	\$66,320	Bachelor's degree	C
13-2011	Accountants & Auditors	0.84	\$50,770	Bachelor's degree	C
15-1021	Computer Programmers	0.29	\$62,890	Bachelor's degree	SC/C
11-3021	Computer & Information Systems Managers	0.62	\$92,570	Bachelor's or higher, + work experience	SC/C
17-2112	Industrial Engineers	1.30	\$65,020	Bachelor's degree	SC/C
17-2061	Computer Hardware Engineers	0.26	\$81,150	Bachelor's degree	SC/C
17-2131	Materials Engineers	0.13	\$67,110	Bachelor's degree	SC/C
15-1051	Computer Systems Analysts	0.66	\$66,460	Bachelor's degree	SC/C
15-1081	Network Systems & Data Communications Analysts	0.14	\$60,600	Bachelor's degree	SC/C
17-2031	Biomedical Engineers	0.12	\$67,690	Bachelor's degree	SC/C
19-4021	Biological Technicians	0.60	\$33,210	Associate degree	HS/SC/C
11-3031	Financial Managers	0.62	\$81,880	Bachelor's or higher, + work experience	SC/C

Table 16 - Continued

SOC Code	SOC Title	Estimated Share of Cluster Workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
11-1021	General & Operations Managers	1.60	\$77,420	Bachelor's or higher, + work experience	HS/SC/C
11-3051	Industrial Production Managers	1.12	\$73,000	Work experience in a related occupation	HS/SC/C
13-1023	Purchasing Agents, Except Wholesale, Retail, & Farm	1.09	\$47,680	Work experience in a related occupation	HS/SC/C
43-1011	First-Line Supervisors/Managers of Office & Admin Support Workers	0.79	\$41,030	Work experience in a related occupation	HS/SC/C
19-4031	Chemical Technicians	0.49	\$38,170	Associate degree	HS/SC/C
17-3012	Electrical & Electronics Drafters	0.17	\$43,180	Postsecondary vocational award	SC/C
17-3013	Mechanical Drafters	0.35	\$43,000	Postsecondary vocational award	SC/C
17-3023	Electrical & Electronic Engineering Technicians	1.23	\$46,310	Associate degree	HS/SC
17-3026	Industrial Engineering Technicians	0.63	\$43,590	Associate degree	HS/SC
17-3027	Mechanical Engineering Technicians	0.48	\$43,400	Associate degree	HS/SC
51-1011	First-Line Supervisors/Managers of Production/Operating Workers	2.76	\$44,740	Work experience in a related occupation	HS/SC
47-2111	Electricians	0.15	\$42,300	Long-term on-the-job training	HS/SC

Table 17

Table 17**U.S. Average Educational Characteristics of Key Occupations:
Offices Cluster**

SOC Code	SOC Title	Estimated share of cluster workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
13-2051	Financial Analysts	1.25	\$61,910	Bachelor's degree	C
15-1031	Computer Software Engineers, Applications	0.73	\$74,980	Bachelor's degree	C
15-1032	Computer Software Engineers, Systems Software	0.22	\$79,740	Bachelor's degree	C
13-1111	Management Analysts	0.69	\$63,450	Bachelor's or higher, + work experience	C
13-2011	Accountants & Auditors	1.42	\$50,770	Bachelor's degree	C
15-1021	Computer Programmers	1.17	\$62,890	Bachelor's degree	SC/C
11-3021	Computer & Information Systems Managers	0.71	\$92,570	Bachelor's or higher, + work experience	SC/C
11-1011	Chief Executives	0.86	\$140,350	Bachelor's or higher, + work experience	SC/C
41-3031	Securities, Commodities, & Financial Services Sales Agents	5.53	\$69,200	Bachelor's degree	SC/C
15-1051	Computer Systems Analysts	1.05	\$66,460	Bachelor's degree	SC/C
13-2041	Credit Analysts	0.57	\$47,260	Bachelor's degree	SC/C
13-2053	Insurance Underwriters	1.05	\$48,550	Bachelor's degree	SC/C
15-1081	Network Systems & Data Communications Analysts	0.42	\$60,600	Bachelor's degree	SC/C
11-3031	Financial Managers	2.78	\$81,880	Bachelor's or higher, + work experience	SC/C

Table 17 - Continued

SOC Code	SOC Title	Estimated share of cluster workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
29-1111	Registered Nurses	0.27	\$52,330	Associate degree	SC/C
13-2072	Loan Officers	2.92	\$48,830	Bachelor's degree	SC/C
11-1021	General & Operations Managers	2.64	\$77,420	Bachelor's or higher, + work experience	HS/SC/C
13-1031	Claims Adjusters, Examiners, & Investigators	3.22	\$44,220	Long-term on-the-job training	HS/SC/C
11-3011	Administrative Services Managers	0.61	\$60,290	Bachelor's or higher, + work experience	SC/C
41-1012	First-Line Supervisors/Managers of Non-Retail Sales Workers	0.58	\$59,300	Work experience in a related occupation	HS/SC/C
43-1011	First-Line Supervisors/Managers of Office & Admin Support Workers	3.01	\$41,030	Work experience in a related occupation	HS/SC/C

Table 18
U.S. Average Educational Characteristics of Key Occupations:
Security Cluster

SOC Code	SOC Title	Estimated share of cluster workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
11-9041	Engineering Managers	1.17	\$97,630	Bachelor's or higher, + work experience	C
17-2011	Aerospace Engineers	0.23	\$79,100	Bachelor's degree	C
15-1031	Computer Software Engineers, Applications	8.37	\$74,980	Bachelor's degree	C
15-1032	Computer Software Engineers, Systems Software	4.56	\$79,740	Bachelor's degree	C
17-2071	Electrical Engineers	1.23	\$71,610	Bachelor's degree	C
17-2072	Electronics Engineers, Except Computer	0.97	\$75,770	Bachelor's degree	C
17-2141	Mechanical Engineers	1.21	\$66,320	Bachelor's degree	C
19-3021	Market Research Analysts	0.68	\$56,140	Bachelor's degree	C
13-1111	Management Analysts	1.12	\$63,450	Bachelor's or higher, + work experience	C
13-2011	Accountants & Auditors	1.00	\$50,770	Bachelor's degree	C
15-1021	Computer Programmers	4.59	\$62,890	Bachelor's degree	SC/C
11-3021	Computer & Information Systems Managers	1.95	\$92,570	Bachelor's or higher, + work experience	SC/C
17-2112	Industrial Engineers	0.97	\$65,020	Bachelor's degree	SC/C
17-2061	Computer Hardware Engineers	0.56	\$81,150	Bachelor's degree	SC/C
11-1011	Chief Executives	0.58	\$140,350	Bachelor's or higher, + work experience	SC/C

Table 18 - Continued

SOC Code	SOC Title	Estimated share of cluster workforce %	Median Annual Earnings	Principal Education and/or Training Requirement	Education Cluster
15-1051	Computer Systems Analysts	3.27	\$66,460	Bachelor's degree	SC/C
15-1081	Network Systems & Data Communications Analysts	0.98	\$60,600	Bachelor's degree	SC/C
11-3031	Financial Managers	0.73	\$81,880	Bachelor's or higher, + work experience	SC/C
11-1021	General & Operations Managers	2.07	\$77,420	Bachelor's or higher, + work experience	HS/SC/C
11-3051	Industrial Production Managers	0.62	\$73,000	Work experience in a related occupation	HS/SC/C
13-1023	Purchasing Agents, Except Wholesale, Retail, & Farm	0.88	\$47,680	Work experience in a related occupation	HS/SC/C
43-1011	First-Line Supervisors/Managers of Office & Admin Support Workers	0.81	\$41,030	Work experience in a related occupation	HS/SC/C
17-3012	Electrical & Electronics Drafters	0.19	\$43,180	Postsecondary vocational award	SC/C
17-3013	Mechanical Drafters	0.28	\$43,000	Postsecondary vocational award	SC/C
17-3023	Electrical & Electronic Engineering Technicians	1.20	\$46,310	Associate degree	HS/SC
17-3026	Industrial Engineering Technicians	0.39	\$43,590	Associate degree	HS/SC
17-3027	Mechanical Engineering Technicians	0.30	\$43,400	Associate degree	HS/SC
51-1011	First-Line Supervisors/Managers of Production/Operating Workers	1.27	\$44,740	Work experience in a related occupation	HS/SC

V. LAND ISSUES IN SOUTHERN NEVADA

Given the unique land issues in Southern Nevada compared to many regions, the issue of “adequate” land for future development is both an issue of discussion and controversy.

Investigations of land availability have been undertaken from several perspectives.

From the perspective of regional planning and land use, two research efforts are particularly noteworthy. The Regional Transportation Commission [RTC] as part of its due diligence in forecasting travel demand has addressed this issue within its Travel Demand Forecast Model.¹² Planning for our community’s future travel needs and required infrastructure clearly needs to address the fundamental issue of available space. Working with the RTC, the SNRPC Land Use Working Group [with participation of the City of Las Vegas, Clark County, City of North Las Vegas, and the City of Henderson] has engaged in a collaborative research effort to define planned land use categories and needs.¹³

Industry associations have shown serious interest in the concept of land availability. The Southern Nevada chapter of NAIOP [National Association of Industrial and Office Properties] has expressed concern over the general availability of industrial land, for example, in its newsletters and monthly meetings. A recent report sponsored by a prominent local industrial broker offered an alternative view.¹⁴

Recently, the Lied Institute of Real Estate Studies, College of Business, UNLV sponsored the Lied Roundtables of 2006 with a theme of the future availability of industrial land and economic development. A lively discussion of this issue ensued, and will be released as a future “White Paper.”¹⁵ Based upon our interpretation of the materials presented, there was a consensus view that a significant shortfall in available industrial land of minimum size and other factors exists in Southern Nevada.

In this section, we attempt to summarize the available data and to offer our perspective as it relates this issue.¹⁶

In our view, there is much less disagreement among the various analyses than popularly believed. This is due to the simple dichotomy, or alternative perspectives, of viewing

¹² For example, see the document “Draft Final Planning Variables for the RTC 2004 Travel Demand Forecast Model.”

¹³ This collaborative effort is discussed at length in “Planning Variable Development and Methodology”, RTC and Metropolitan Planning Organization, October 2005

¹⁴ A summary of this report sponsored by Dean Willmore of IPG Commercial is available in the Review-Journal [September 19,2006].

¹⁵ The white paper on this issue is currently being prepared.

¹⁶ The focus is on land within the Las Vegas Valley. Thus, for discussion purposes, the large amount of land at the specific location of APEX Industrial Park is not included in the tables.

land in terms of its physical availability as contrasted to viewing land as an economic and business concept.

From the first perspective of availability, subject to physical constraints that may inhibit development, is there enough total acreage available to support development? From the second perspective of land as a business and economic concept, are there minimum size acreage constraints, deed restrictions or the lack thereof, possibilities for land speculation, infrastructure issues, and price points relative to possible competitive locations to Southern Nevada that make land scarce?

Presented below, subject to date limitations, are a set of variables used in the infrastructure planning and research analyses of the RTC and Land Use Working Group.¹⁷

Table 19 Land Use per Employee

LAND USE	EMPLOYMENT PER ACRE	COMMERCIAL SQUARE FEET PER ACRE	SQUARE FEET PER EMPLOYEE
Hotel Resort(Resort Corridor)	100	83,000	850
Other Hotel Resort (Non-Corridor)	40	21,000	650
Retail (General)	22	12,000	725
Retail Specialty Services (Restaurants, Auto, etc.)	25	9,000	250
Office	50	-	-
A. Deluxe Office [Vertical per present]	100	23,000	275
B. General Office	20	15,000	500
Industrial	12	16,000	1,200

¹⁷ Since the summary material above is from separate sources, calculations within the table above do not necessarily match due to different sample sizes due to reporting restrictions on firms by size and the number of employees. For example, the employees per acre for hotel (resort corridor) of 100 employees are not derived specifically from the other two columns (which suggest an employee number of approximately 98 employees). The numbers above are based upon a careful and detailed matching of the assessor data in a well-documented methodology. See the previously cited sources for complete reference calculations.

Based upon the population forecast for Clark County to 2030, the analysis suggests the following:

Table 20 Growth in Land Use Forecasted Developed Acres

TIME PERIOD	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
2005-2010	21,218	16,447	37,665
2010-2015	13,275	11,070	24,345
2015-2020	7,423	6,761	14,284
Forecast 2005-2030	52,037	41,138	93,175

There is a total build out in Clark County by 2030 [with land remaining of 54,000 acres primarily undeveloped due to physical constraints].¹⁸ This calculation is based upon land availability which both we and the authors define as, for example, all acreage available for industrial use irrespective of size. Thus, at least conceptually, 25 acres spread across 10 separate locations is equivalent to one 25 acre parcel of industrial land.

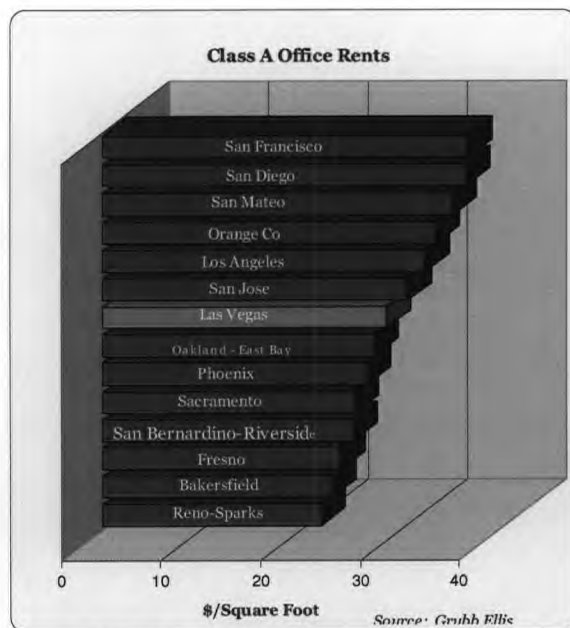
By contrast, the calculations shown below based upon data obtained from NAIOP suggest a serious limitation on larger scale projects associated with large bay warehousing on single 25 acre parcels [supporting up to 200,000 square foot buildings at accepted coverage rates per acre]. From this perspective, within seven years [2012] development associated with industrial uses in Southern Nevada is facing a serious constraint.

**Table 21
Large Bay Warehouse/Distribution Feasibility
Analysis**

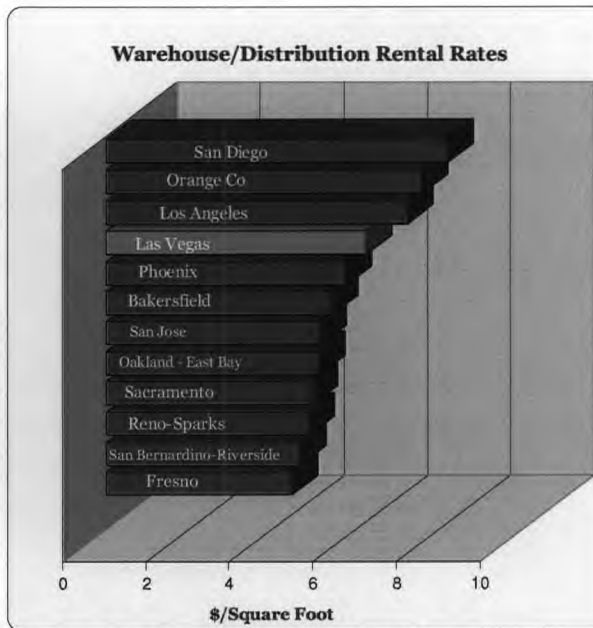
CLARK COUNTY	
Remaining Land	1,100 Acres
Estimated Space Remaining to be Developed	21,562,200 Sq. Ft.
Estimated Annual Absorption in Sq. Ft.	3.0 Million
Remaining Time Until Capacity	7.19 Years

It is true that industrial land in Southern Nevada is relatively expensive compared to competitor locations. This would suggest, even if only as indirect evidence, that "land" does have the potential to become a growth constraint.

¹⁸ See the 2005 report, op. cit, pp. 8-11 and particularly Table 7, p.10.



Source: Grubb Ellis Office Market Trend
2nd Quarter 2006



Source: Grubb Ellis Industrial Market Trend
2nd Quarter 2006

To provide a perspective on land availability, shown below are a series of maps showing available land use by type in Southern Nevada.¹⁹

These maps and summaries of acreage by type begin on the next page.

¹⁹ These maps are also included in electronic form as part of Appendix B.

SUMMARY OF MAP ACREAGE: INDUSTRIAL**Table 22****City of North Las Vegas****Vacant Industrial/Research Land**

Land Use	Number of Parcels	Acres
Heavy Industrial	401	4,815.3
Light Industrial/Research	71	1,557.8

Table 23**City of Las Vegas Vacant Industrial/Research Land**

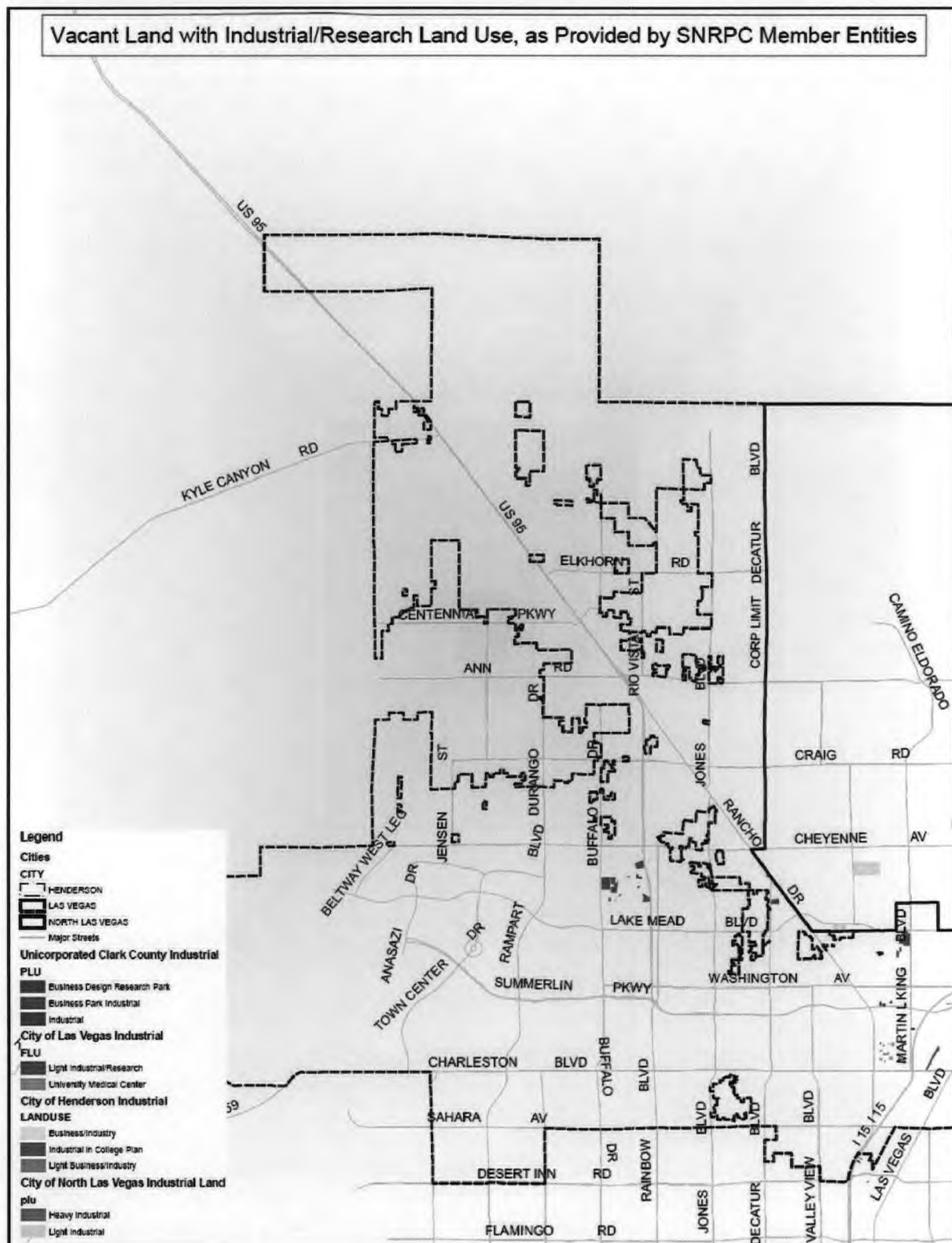
Land Use	Number of Parcels	Acres
Light Industrial/Research	50	124.9
University Medical Center	24	12.1

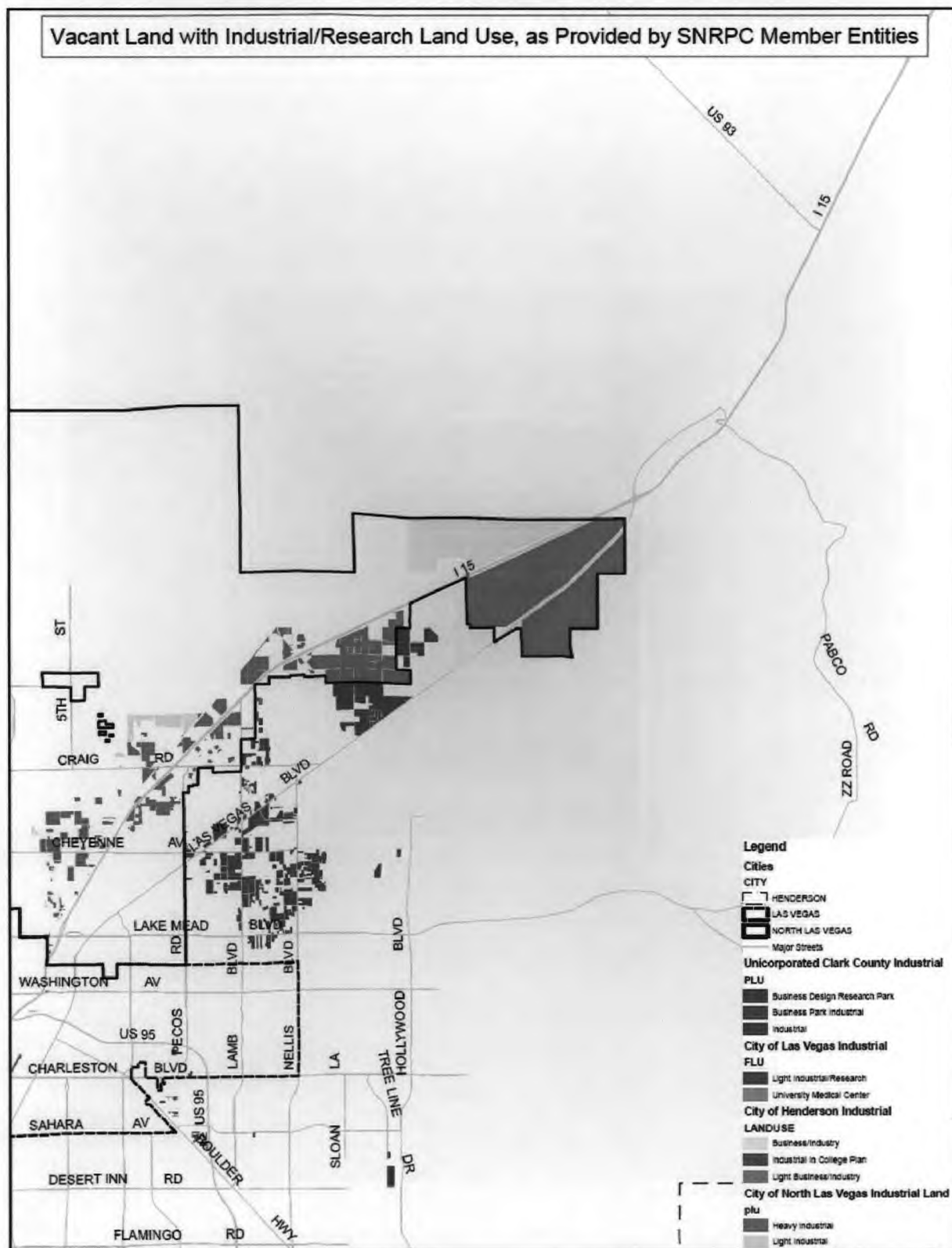
Table 24**Unincorporated Clark County Vacant****Industrial/Research Land in Las Vegas Valley**

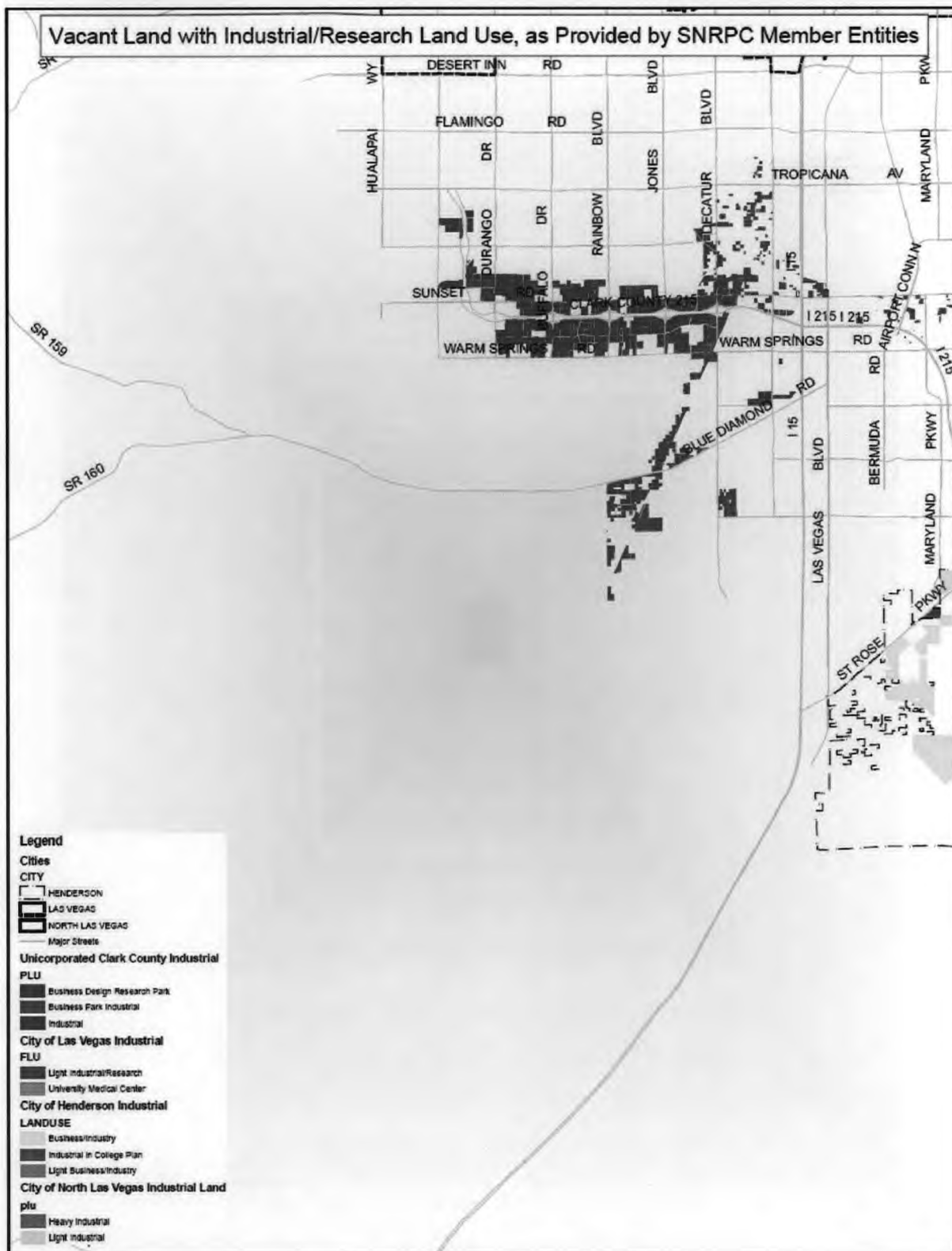
Land Use	Number of Parcels	Acres
Business Design Research Park	1,485	5,388.6
Business Park Industrial	626	1,033.1
Industrial	551	2,124.6

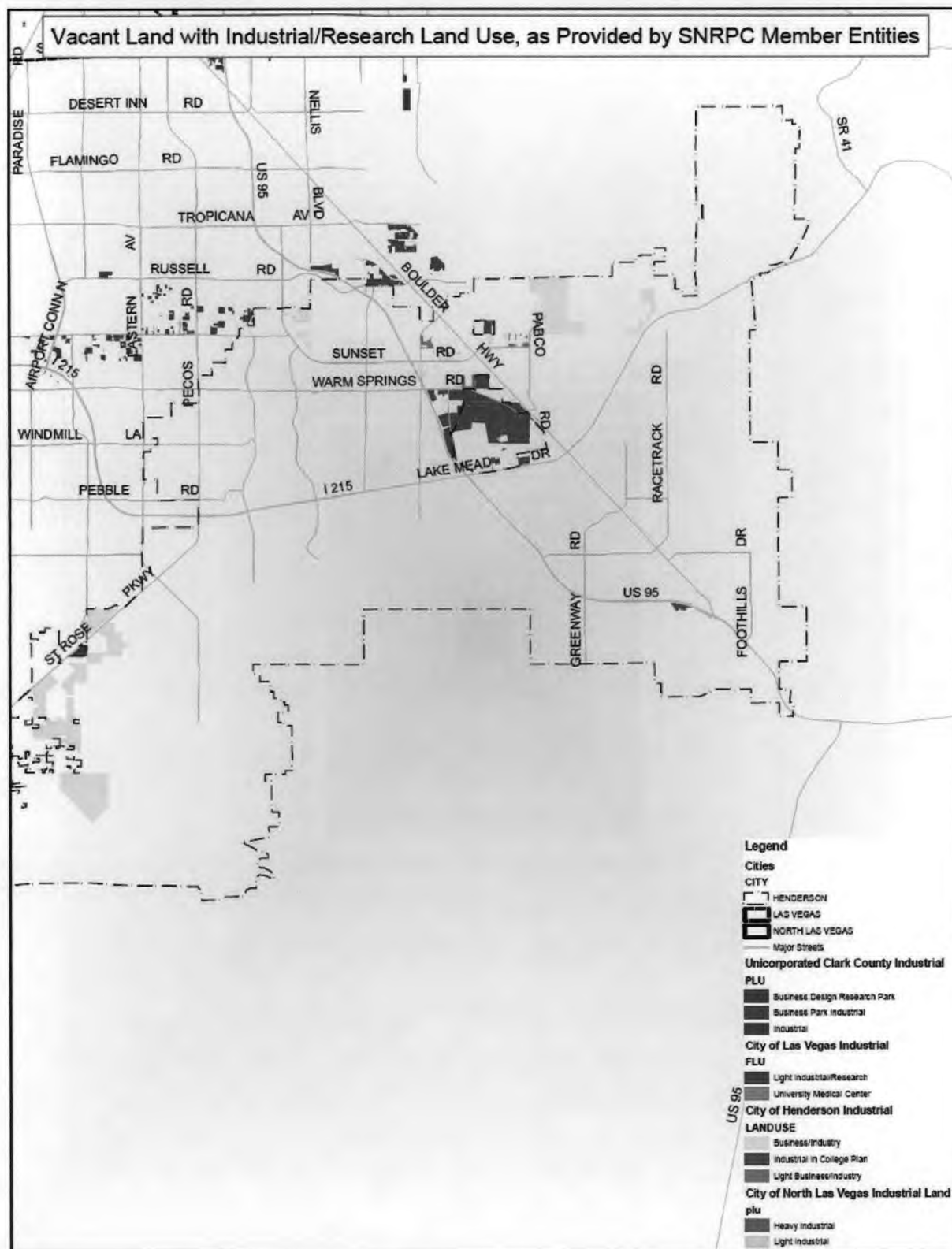
Table 25**City of Henderson Vacant Industrial/Research Land**

Land Use	Number of Parcels	Acres
Business/Industry	40	3,183.4
Industrial in College Plan	1	127.6
Light Business/Industry	5	186.7









SUMMARY OF LAND ACREAGE: COMMERCIAL

Table 26
City of North Las Vegas
Vacant Commercial Land

Land Use	Number of Parcels	Acres
Other Commercial	149	498.4
Community Commercial	212	1,130.4
Convenience Commercial	3	7.7
Neighborhood Commercial	64	256.4
Office Commercial	101	89.0
Regional Commercial	93	899.2
Resort Commercial	24	546.0

Table 27
City of Henderson Vacant Commercial Land

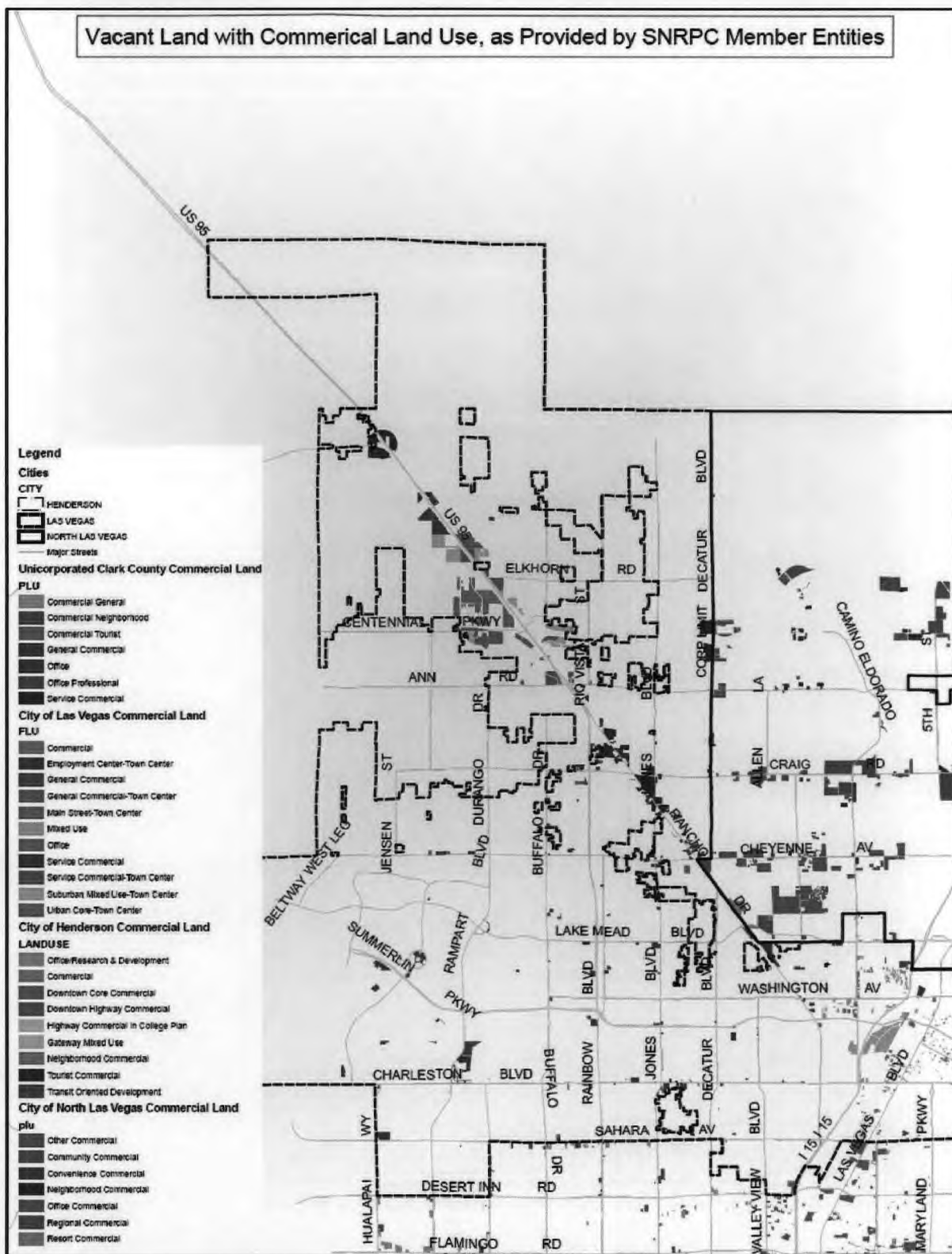
Land Use	Number of Parcels	Acres
Office/Research & Development	2	12.8
Commercial	135	4,182.7
Downtown Core Commercial	2	73.4
Downtown High Commercial	2	48.8
Highway Commercial in College Plan	1	14.5
Gateway Mixed Use	3	97.1
Neighborhood Commercial	54	389.0
Tourist Commercial	23	1,089.3
Transit Oriented Development	2	81.4

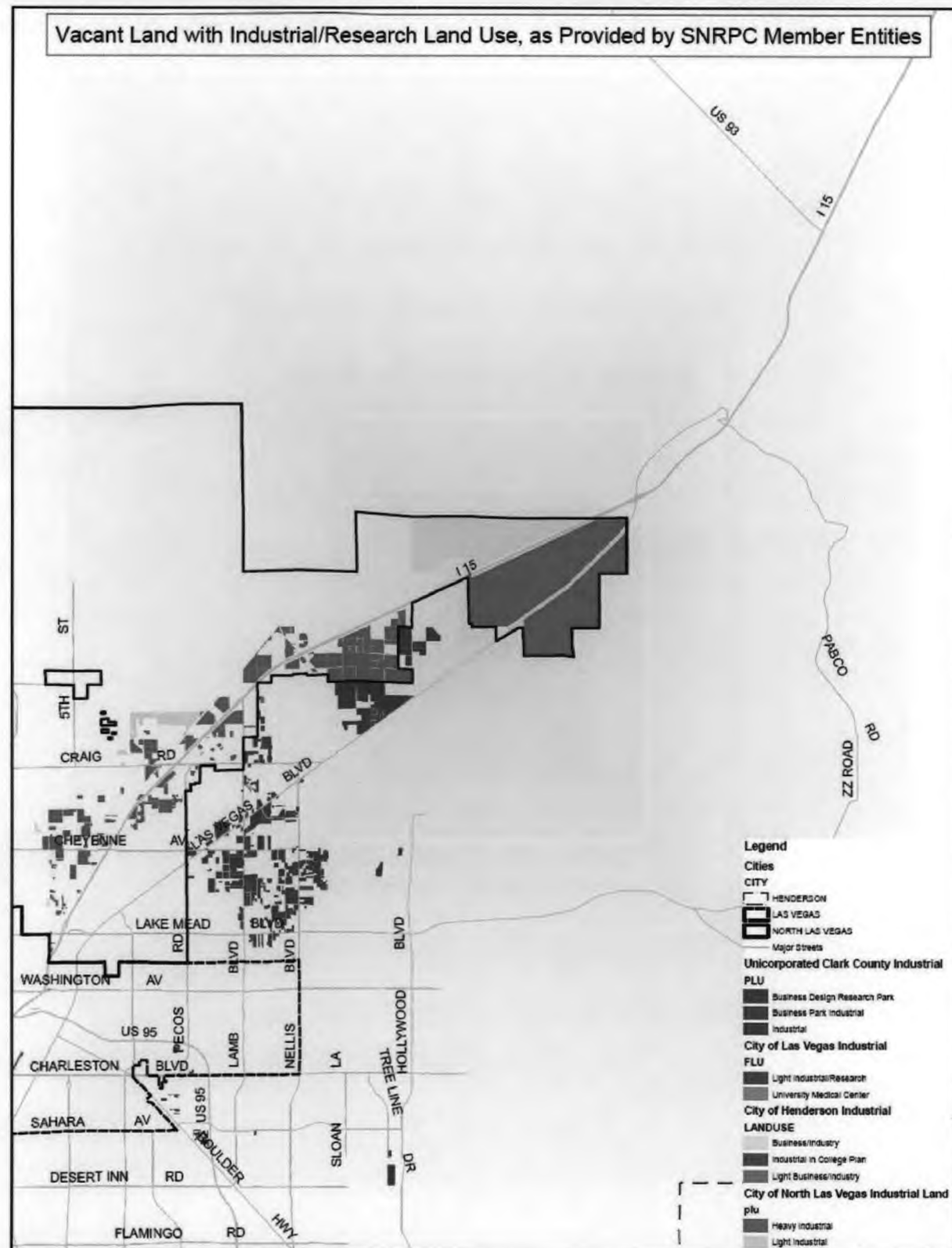
Table 28
City of Las Vegas Vacant Commercial Land

Land Use	Number of Parcels	Acres
Commercial	181	100.4
Employment Center - Town Center	3	68.6
General Commercial	71	123.8
General Commercial - Town Center	15	78.7
Main Street - Town Center	215	112.4
Mixed Use	336	225.8
Office	34	53.6
Service Commercial	301	570.0
Service Commercial - Town Center	42	188.1
Suburban Mixed Use - Town Center	711	188.3
Urban Core - Town Center	32	115.5

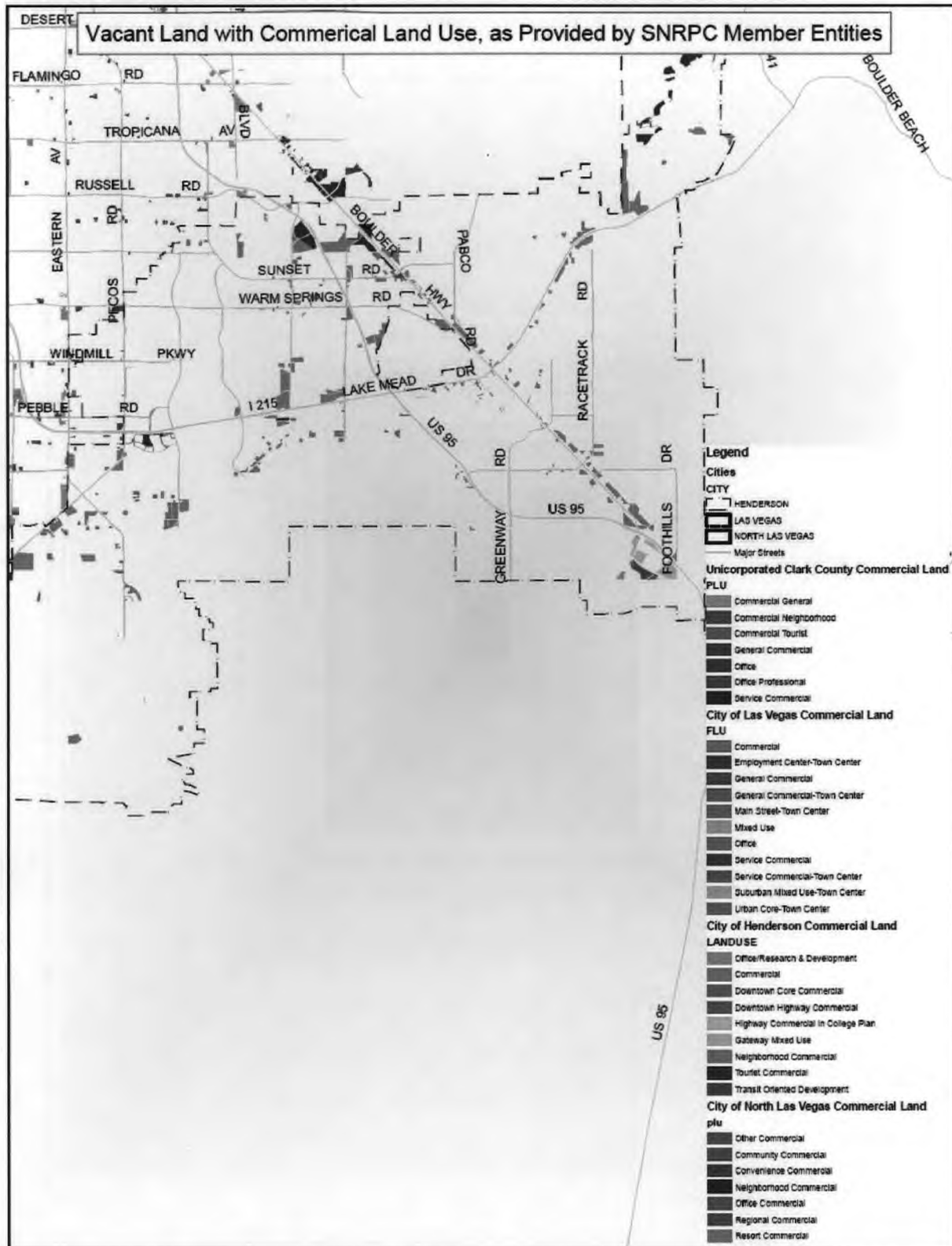
Table 29
Unincorporated Clark County Vacant Commercial Land in Las Vegas Valley

Land Use	Number of Parcels	Acres
Commercial General	1,041	3,669.9
Commercial Neighborhood	373	1,828.5
Commercial Tourist	1,005	3,630.9
General Commercial	79	34.6
Office	18	33.3
Office Park	683	2,170.8
Service Commercial	400	1,569.0









Utilizing all of the information and research above, it does appear that large, contiguous parcels for industrial use spread across all communities of Southern Nevada are limited to support future development.²⁰

For example, as shown in the summary tables above, the implied average size of parcel available for industrial use is actually relatively small.

In order to explore this issue further, NAIOP allowed us unhindered access to their proprietary research on industrial land and to interview leading industrial development firms in Southern Nevada. We have carefully reviewed both their data and estimation. Utilizing their assumptions, for example, a potential shortfall for future development of several thousand acres exists.

For example, the NAIOP analysis implies at the **same** growth rate today a shortfall of approximately 3,300 acres by 2035 for their specialized industrial uses. However, the SNRPC forecasts of future employment growth are both significant and begin in 2005 with both a **higher** employment base and **higher** population base on which to compute future growth. Thus, the NAIOP analysis implies a potential shortfall in the range of as much as 4,500 acres.

The NAIOP estimates do **not**, of course, consider any diversification of Southern Nevada's economy related directly to targeted cluster development. As discussed above, cluster development may occur either as part of general economic growth or has the potential to expand as part of a targeted development policy. Using the SNRPC and Land Use Working Group aggregate estimate, an additional 50,000 jobs associated with targeted cluster development implies requirements for approximately 4,200 acres. The majority of this estimate would, of course, be a net addition to large bay warehousing and distribution.

Acreage estimates are, by their very nature, broad in scope, and it would be inappropriate to claim absolute precision. However, the discussion above suggests that diversification of the economy of Southern Nevada may well require a specific set aside of land for large scale industrial development throughout the community. Specifically, serious discussion should occur of potential 5,000 total acres designated for industrial development.²¹

²⁰ Based upon a search of the library of the Urban Land Institute, a range of individual industrial sites for clustering appears to be approximately 100 acres to 220 acres in smaller communities [such as Corbin, KY.] to major attempts to create synergistic clusters in a single specific point such as the 7,000 acres Research Triangle Park [North Carolina].

²¹ Three relevant references pertaining to location synergies are *Technopolis: High-Technology Industry and Regional Development in Southern California*, University of California Press; *Vittorio Chiesa and Davide Chiaroni, Industrial Clusters In Biotechnology: Driving Forces, Development Processes And Management Practices*, and Mario A. Maggiano *Clustering Dynamics and the Location of High-Tech-Firms*, Physica-Verlag Heidelberg Press.

If such a proposal for additional industrial land is to be considered, such land should have either some type of deed restriction or minimum parcel size sales [25 acres-100 acres] to minimize general speculation, individual gaming behavior to purchase small critical parcels within larger acreage, etc. SNRPC would have to consider the specific spatial locations of any such industrial zones and associated governance.

VI. POSSIBLE GROWTH PATH: HIGH AND LOW SCENARIOS

The discussion above has identified two potential challenges to forecasted economic growth. To summarize, these two challenges are:

- Aligning educational programs and any discussion of reorganization and curriculum change to the occupation requirements of the targeted clusters, and
- The availability of industrial land that meets size requirements for development in such a manner as to minimize speculative behavior.

In addition, there does appear to be an emerging potential challenge, namely the relative price of workforce housing in Southern Nevada. Beginning with the Clark County Growth Task Force report in 2005, there has been increasing community discourse on the subject of housing prices for Southern Nevada's workforce.²²

Recently, SNRPC released a major 2006 report dealing specifically with workforce housing.²³ Among the study components, it analyzed the impact of alternative cost assumptions for land and other building costs on various housing options. This report well- documents the issues of housing costs versus median family incomes in Southern Nevada.

The recent September 2006 report by the Office of Federal Housing Enterprise Oversight reported that the Las Vegas housing market experienced very significant price appreciation among metropolitan markets over the last five years, comparable to many California cities.²⁴

For the issue of economic development and targeted clusters, the problem occurs with respect to potential firms transferring from other areas to Southern Nevada and the potential impact of housing prices on new technological startups. With relocating firms considering more locations than only Southern Nevada, the relative price of housing does matter. Although anecdotal, there has been evidence from discussions with potential entrants into our community that Las Vegas is now considered to be either average or relatively expensive. For comparison purposes, presented below is summary information on housing prices.

²² The report is posted on the county's web site at www.accessclarkcounty.com.

²³ The SNRPC study titled "Southern Nevada Workforce Housing Study" was recently completed in April, 2006 by Restrepo Consulting Group [RCG]. It is available on-line at SNRPC.

²⁴ Las Vegas is reported with price appreciation of approximately 107% over the past five years.

Table 30
Wells Fargo/National Association of Home Builders Housing
Opportunity Index, 2nd Quarter 2006

Metropolitan Area	Percent of Homes Affordable for Median Income	Affordability National Rank
Pueblo, CO	71	49
Ogden-Clearfield, UT	58.9	77
Denver-Aurora, CO	58.5	81
Salem, OR	52.4	93
Boulder, CO	48.7	100
Salt Lake City, UT	44.5	109
Provo-Orem, UT	43.8	110
Yuma, AZ	33.5	129
Carson City, NV	29	143
Prescott, AZ	28.1	146
Phoenix-Mesa-Scottsdale, AZ	27.4	147
Chico, CA	25.3	153
Bend, OR	19.6	162
St. George, UT	17	165
Medford, OR	16.9	166
Bakersfield, CA	16.6	167
Las Vegas-Paradise, NV	16.1	168
Visalia-Porterville, CA	15.6	170
Reno-Sparks, NV	15.3	171
Hanford-Corcoran, CA	13.3	172
San Jose-Sunnyvale-Santa Clara, CA	13	173
Vallejo-Fairfield, CA	11.9	175
Redding, CA	11.3	177
Yuba City, CA	9.6	179
Santa Rosa-Petaluma, CA	9.1	180
Fresno, CA	8.3	181
Oxnard-Thousand Oaks-Ventura, CA	8.1	182
Oakland-Fremont-Hayward, CA ^^^	8	183
Sacramento--Arden-Arcade--Roseville, CA	7.6	184
San Francisco-San Mateo-Redwood City, CA ^^^	7.6	184
Riverside-San Bernardino-Ontario, CA	7.3	186
Madera, CA	6.5	187
Stockton, CA	6	188
San Luis Obispo-Paso Robles, CA	5.9	189
Napa, CA	5.4	191
Santa Barbara-Santa Maria, CA	5.3	192
Santa Cruz-Watsonville, CA	4.8	193
San Diego-Carlsbad-San Marcos, CA	4.6	194
Modesto, CA	4.1	195
Merced, CA	3.6	196
Salinas, CA	3.5	197
Santa Ana-Anaheim-Irvine, CA ^^^	3.2	198
Los Angeles-Long Beach-Glendale, CA ^^^	1.9	199

^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

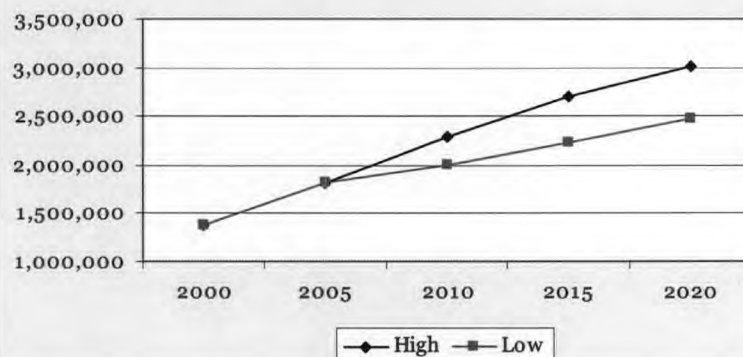
Taken together, these three issues noted above could slow the rate of economic growth over time or result in growth with a less skilled employment composition. In our use of the same forecasting methodology as SNRPC [the REMI model] and similar regional forecasting models, even modest changes in input prices (such as land), shortages which lead to higher input costs (such as occupational bottlenecks), and regional price levels (as with the case of housing) can result in short run changes of 5% in forecasted growth trajectories. Over longer time periods, the resulting cumulative impacts over time of an initial 5% shortfall can accumulate to 19%-21%.

Thus, in the present instance, provided below are two scenarios of economic growth. The high case is a best case assuming no impediments to forecasts and no "bumps" in the growth of targeted clusters. By contrast, the low scenario assumes that a shortfall in the near term results in population forecasts that are based upon our same population methodology but not tied (adjusted) to an overall economic control total from the high scenario.

**Table 31
Population Projections**

	High [REMI Control]	Low
2010	2,287,350	1,994,613
2015	2,692,007	2,219,786
2020	3,005,493	2,474,410

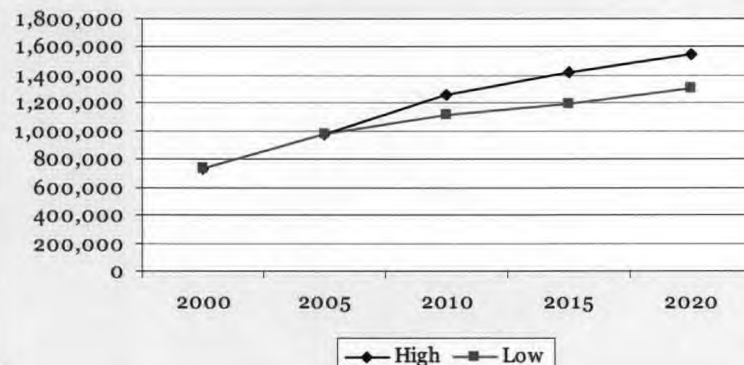
Clark County Population Projections



**Table 32
Labor Force Projections**

	High [REMI Control]	Low
2010	1,256,628	1,106,559
2015	1,419,007	1,190,807
2020	1,549,871	1,301,514

Clark County Labor Force Projections



VII. SUMMARY AND POLICY RECOMMENDATIONS

Across the country, cities and states are abandoning economic development policies focused on individual industries. It is now widely recognized that business success depends on the competitiveness of its key suppliers, service providers, sources of capital equipment, and even direct competitors. Best practice economic development aims to nurture clusters of linked industries and to exploit synergies between clusters and related institutions (higher education, non-profit research and development and labs, and business development agencies).

As barriers to business location fall, it is clear that Southern Nevada has an opportunity to both develop and attract a more diverse set of clusters. Central to the long term prosperity and economic diversification is the development of leading industry clusters that seek competitive advantage through continued innovation, highly skilled and productive workers, and the utilization of advanced infrastructure and technology.

Current forecasts of growth in Nevada [and Southern Nevada] suggest employment patterns dominated by our current [world-class] hospitality, recreation, and entertainment cluster. This is seen, for example, in Nevada occupations forecasted to have the highest future growth. Historically, Southern Nevada has been fortunate to have significant growth in this cluster and most forecasts suggest that it will remain a dominant cluster.

The purpose of this study is to inform the design and implementation of cluster-based economic development strategies for Southern Nevada which can both diversify the economy and impact future growth. Implicit in our approach is the concept, endorsed by a growing body of empirical research, that a strong base of science and technology is a necessary foundation for sustained diversity.

Our demographic analysis reinforces recent experience that Nevada will continue to experience strong population growth. Specifically, several points to note are:

- Nevada is forecasted to remain the fastest growing Western state in (percentage) population growth to 2030 [114%].
- Neighboring states as Arizona and Utah will also grow significantly, particularly Arizona [Arizona at 109% with Utah at 56% both compared to a US average rate of population growth of 29%].

Our analysis identifies a set of target industry clusters for Southern Nevada that build upon existing strengths and suggests new opportunities and emerging technologies.

First, our research reconfirms the basic attractiveness of Southern Nevada for current industry targets as:

- Administrative and Back Office Services
- Distribution Centers
- Furniture Mart Supplier and Related Services
- [Potential] Public Higher Education Research Park Expansion

Second, our population forecasts, demographic changes and spatial networking both reinforce and suggest inclusion of:

- Education Services [Public and Private]
- Hospital and Health Related
- Research and Development
- Regional Offices
- Senior Services

Finally, we identify industry targets in a detailed manner for several target clusters. These target clusters are:

- Hospital and Health Related Cluster: Service Provision and Manufacturing
- Regional Offices Cluster: Southwestern and Other Headquarter Functions
- Homeland Security Cluster: Complementary Services and Manufacturing
- Research and Development Cluster: Synergistic and Complementary to Other Target Clusters
- Education and Training Institutions Cluster
- Information and Communications Technology Cluster
- Life Sciences Cluster
- Selected Sustainability Technologies: Future Cluster Potential

Based upon the target clusters, we present information on three factors impacting economic development and targeted cluster success.

First, successful economic development efforts and recruitment often stress the importance of high quality educational resources and workforce. Thus, we provide information on the necessary occupational requirements of potential target clusters.

Recommendation: Education and economic development are not independent topics but are integrated. Vocational education reform and general education restructuring are an integrated element of the SNRPC goals for targeted cluster development. Future planning needs to be done within an integrated framework.

Second, we discuss the issue of “adequate” land for future development. In our view, there is much less disagreement among the various analyses than popularly believed. This is due to the simple dichotomy, or alternative perspectives, of viewing land in terms of its physical availability as contrasted to viewing land as an economic and business concept.

Recommendation: The total amount of available land for development in Southern Nevada is significant. However, constraints such as minimum size requirements, speculative behavior, and the competitive price position of other potential locations limits the total available land for targeted cluster development and general industrial use. Therefore, serious discussion should take place for a designated set aside for industrial usage throughout Southern Nevada of a potential 5,000 acres. This would have a set of restrictions such as minimum size purchases, etc. to impede speculation.

Finally, we address what appears to be an emerging issue among firms requesting information about Southern Nevada, the cost of workforce housing. For the issue of economic development and targeted clusters, the problem occurs with respect to potential firms transferring from other areas to Southern Nevada and the potential impact of housing prices on new technological startups. With relocating firms considering more locations than only Southern Nevada, the relative price of housing does matter.

Recommendation: The issue of workforce housing has increasingly become a focused community issue, particularly in light of recent SNRPC research. Workforce housing needs to be reexamined with respect to innovative architectural designs, etc. designed to provide future workforce housing at specific price points. Such a renewed focus will allow the maximum potential of targeted cluster development to be realized.

Appendix A: Cluster Methodology: An Exposition

Introduction

The concept of industry clusters is an increasingly popular tool for applied development policy. It is used for policy issues from industry targeting and industrial recruitment to investments in research and development facilities in area universities.

In principle, cluster studies usually involve extensive analysis of the characteristics and competitive foundations of the local industrial base, regional linkages with the national and global economies, and formal and informal networking behavior by local businesses.

However, most applied regional cluster studies are based upon local industry trends using a somewhat vague notion of a cluster classification scheme. As we have noted elsewhere, such trend analysis is subject to the time period under classification, finds it very difficult to suggest emerging clusters, and finds it difficult to identify newer clusters for an area in which they do not already exist. All of these issues are relevant for Southern Nevada.

As noted in the report, we have developed and implemented a new methodology for identifying what we term benchmark value chain clusters from a systematic analysis of intermediate purchasing and sales patterns as revealed in the detailed inter-industry transactions data. This data is the basis for the input-output accounts of the United States which can then subsequently be regionalized to local areas. The methodology combines an original customized algorithm for defining a strength-of-linkage measure for all pairs of input-output sectors with application of a Ward's hierarchical clustering algorithm. We are able to thus derive: 1) A full set covering all sectors in the modern local economy except government enterprises and a very limited set of purely local-serving industries (e.g., retail, personal services, and elementary and secondary schools); and 2) A reduced set comprised of high technology sectors only. The clusters are not mutually exclusive, as appropriate given the focus on interdependence in our cluster model. There are six points to note:

- The cluster targets are developed through an analysis of detailed transactions flows in both manufacturing and non-manufacturing industries, assessed in a single comprehensive methodology.
- Second, they utilize the latest NAICS industry classification system, facilitating their use with the latest regional economic data series.

- Third, they are based upon a directly “linkage coefficients” that summarize the strength of the “ties” between a given sector and the clusters in which it is a member.
- Fourth, the methodology eliminates a key limitation of earlier approaches, namely the tendency of statistical factor analysis to produce a few very large composite clusters and many smaller, single-member clusters.
- Fifth, target clusters as a result of all four points above can be true industry mixes across NAICS codes with strong implied synergies between individual clusters.
- Sixth, basic value chain clusters can be regionalized using similar techniques to regional input-output, etc.

Outline of Methodology

The initial point of departure is the 489 x 489 inter-industry transactions matrix, **A**, from the latest benchmark transactions accounts. Two ratios are calculated from **A**:

$$x_{ij} = \frac{a_{ij}}{a_{+j}} \quad (1)$$

$$y_{ij} = \frac{a_{ij}}{a_{i+}} \quad (2)$$

A cell in a given column vector in **X** reports the ratio of purchases by column industry *j* from row industry *i* to total intermediate purchases by industry *j*, or *j*'s intermediate input purchasing pattern. A cell in a given column in **Y'** reports the ratio of sales of row industry *i* to column industry *j* to total intermediate sales by industry *i*, or *i*'s intermediate selling pattern. The columns of **X** (**Y'**) are simply vectors of shares of total dollar purchases (sales) of each industry *j* from all other industries *i*.

Transactions data are an extremely rich source of information on inter-industry relationships. Critical to their use in applied regional economic applications is the notion that national input-output relationships are appropriate for first defining benchmark buyer-supplier chains that may then be used to analyze geographic patterns among related industries. The key questions in most applied industry cluster studies are: first, which industries are fundamentally related in some functional sense; and, second, where are those industries located? Or, for the local analyst, which of the industries in given chains are concentrated in the study region? Benchmark value chains derived from *national* input-output data provide a systematic means of answering those questions. They are derived using independently verifiable methods and actual information on inter-industry relationships. This contrasts with approaches

that define functionally linked sectors based largely on expert opinion and/or little inter-industry data.

An explicit aim of our methodology is *not* to confound geography and industrial interdependence. The logic is that some industries are linked in economic space but not geographic space. Without this logic methodology, it is not possible to suggest new targets in a local context.

Several challenges beset attempts to find industry value chains using detailed transactions data. First, standard data reduction techniques are rarely appropriate for the analysis of such data without significant modification. Factor analysis, for example, aims to find the fewest common dimensions among a set of variables; it is, after all, a data reduction technique. Applied to detailed transactions data, factor analysis often loads a very large number of industries on the first few factors, and progressively many fewer industries on subsequent factors, yielding a highly uneven set of value chains.

In contrast to factor analysis, statistical cluster analysis algorithms tend to yield more even clusters (in terms of numbers of member sectors). However, most cluster algorithms produce mutually exclusive industry groupings, a theoretically indefensible result. Obviously, what one would wish to avoid are algorithms that are predisposed *a priori* toward finding even, uneven, mutually exclusive, or overlapping (sometimes called “fuzzy”) clusters. The ideal would be to allow the data to speak for themselves. However, most predefined algorithms have a normative element to them and were first designed for specific research problems to which the value chain question may or may not conform.

Second, the detailed statistical output of many data reduction techniques is difficult to interpret and is therefore often of limited utility for explicating the specific features of identified value chains. At a minimum, data reduction output is generally of little use to development practitioners interested in using a given set of value chain definitions. The typical analyst is rarely intimately familiar with statistical factor and cluster analysis methodologies. Therefore, even if researchers supplied the statistical output along with the final set of industry cluster or value chain definitions, few applied analysts would make use of it.

Third, some of the most theoretically appealing data reduction algorithms are difficult to apply to data matrices containing hundreds of variables (sectors). An example is the fuzzy clustering algorithm outlined in Kaufman and Rousseeuw (1990) and implemented in S-Plus software. Dridi and Hewings (2003) successfully apply the approach as a means of avoiding mutual exclusivity in industry cluster definitions. However, their results contain comparatively few sectors. The problem with available fuzzy clustering algorithms is that they generate an extraordinary volume of output that must be sifted through to interpret cross-cluster linkages. They are thus often impractical for applications involving a large number of sectors.

Back to basics: Defining the problem

Industry i 's value chain consists of industry i itself together with its supplier (upstream) and customer (downstream) industries. In principle, there is a distinct value chain for each industry. In practice, we are interested in identifying a reduced number of value chains that are, in essence, groups of industries with highly similar—and therefore linked—chains. Then, any given group would be comprised of industries whose linkages with one another are stronger than their linkages with sectors outside the group. Such groups would then become useful units of analysis for understanding industrial location patterns as well as specific industry concentrations (and mixes) in individual regions. In effect, the chains become alternative industrial units of analysis in studies of regional economies.

A comparison of sets

Intuitively, what we would like to do is to compare the linkage patterns of each pair of industries in order to assess the degree of overlap between them.

Our approach is both intuitive and more flexible with regard to subsequent value chain analysis. It begins by defining sets S_i and B_i , where S_i is the set of supplier industries to industry i and B_i is the set of purchasing industries (buyers) from industry i . At the extreme, S and B would contain, for industry i , all industries j for which x_{ij} and y_{ij} are, respectively, greater than zero. In practice, we might set a threshold, α , that x_{ij} and y_{ij} must exceed in order for sector j (i) to be included in sector i 's (j 's) set of key suppliers (or buyers). Given S and B , define:

$$\begin{aligned} I_{ij}^{SS} &= S_i \cap S_j, & U_{ij}^{SS} &= S_i \cup S_j \\ I_{ij}^{BB} &= B_i \cap B_j, & U_{ij}^{BB} &= B_i \cup B_j \\ I_{ij}^{SB} &= S_i \cap B_j, & U_{ij}^{SB} &= S_i \cup B_j \\ I_{ij}^{BS} &= B_i \cap S_j, & U_{ij}^{BS} &= B_i \cup S_j \end{aligned} \quad (3)$$

Then construct the following four measures:

$$R_{ij}^{SS} = \frac{I_{ij}^{SS}}{U_{ij}^{SS}}, \quad R_{ij}^{BB} = \frac{I_{ij}^{BB}}{U_{ij}^{BB}}, \quad R_{ij}^{SB} = \frac{I_{ij}^{SB}}{U_{ij}^{SB}}, \quad R_{ij}^{BS} = \frac{I_{ij}^{BS}}{U_{ij}^{BS}} \quad (4)$$

The ratios in (4) are measures of shared linkages between sectors i and j along four dimensions. For example, R^{SS} is the number of supplier sectors that industries i and j have in common over the total number (or universe) of supplier sectors to i and j . The higher is R^{SS} , the stronger is the value chain linkage between i and j as indicated by joint sourcing from the same suppliers. Similarly, R^{BB} is the share of common buyer sectors. R^{SB} and R^{BS} are measures of second-tier relationships between each pair of sectors; they increase as one sector's suppliers are another's buyers.

The inherent “fuzziness” among inter-industry linkages can be acknowledged by viewing the results of the Ward’s cluster analysis as defining a set of *core* value chains, each made up of “primary” sectors. A non-primary sector, *s*, is defined as a “secondary” sector to a given value chain if its average linkage with primary industries of that chain exceeds some threshold, δ . Progressively lower levels of δ increase the “fuzziness” among value chains. Setting $\delta = 0$ effectively includes all industries in all value chains (maximum fuzziness).

Selecting the appropriate level of δ is resolved by inspecting the distribution of average linkages with the use of *z* scores. Define for each sector *i* its average linkage (from R^{MAX}) across *n* primary sectors *j* in cluster *k*:

$$\bar{r}_{ik} = \frac{\sum_{j=1}^n r_{ijk}^{MAX}}{n} \quad (5)$$

In other words, $\bar{r}_{ik}$ is the average value of the maximum linkage between industry *i* and the set of primary industries in core cluster *k*. The values $\bar{r}_{ik}$ can be arrayed in a linked matrix. The $\bar{r}_{ik}$ are converted to *z* scores in the usual fashion:

$$z_{ik} = \frac{\bar{r}_{ik} - \text{mean}(\bar{r}_{ik})}{s.d.(\bar{r}_{ik})} \quad (6)$$

Each industry *i* is defined as a secondary industry in cluster *k* where $z_{ik} > 2.25$.

The higher the linkage factor, the more closely the sector is tied to the cluster (or the more closely its value chain aligns with that of the other cluster members). The descriptor for each cluster represents the predominant economic activity among the group of sectors, particularly those that are most tightly linked within the cluster.

Appendix B: Model Elements and Data: A Working Guide

This appendix summarizes information available in electronic form for SNRPC and local government professionals involved in economic development and land use planning. Thus, many of the individual elements of the model utilized in this report are available for separate and individual analyses.

Demographics: Population and Labor Force

- At the highly disaggregated level of Census tracts and block groups, population estimates for Southern Nevada
- Similar to the above, highly disaggregated local area estimates of the labor force.

Industry Data: Southern Nevada

For several hundred disaggregated industries with individual codes corresponding to the **North American Industry Classification System** [NAICS system], trends in:

- Number of Firms
- Employment
- Earnings

For basic definitions, a hard copy of 1400-pages, the *2002 NAICS Manual*, is in print. However, our data above lists the names of individual industries.

Industry Data: Competitive Locations

Comparable data for Southern Nevada for three major competitive locations:

- Phoenix
- Salt Lake City
- San Bernardino [spillover from traditional Southern California markets]

Occupation and Industry Matrix

For each of the several hundred occupations in the Standard Occupation Classification across the detailed industry data above,

- New full industry-occupation structural matrix [complete occupational system and industry codes]
- Earnings data
- Educational requirements by occupation

Land Maps by Zoning

A series of maps that can be manipulated [adobe format] showing allowable and available land use by type for SNRPC.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RESOLUTIONS:

R-94-2006 – Discussion and possible action regarding a Resolution Determining the Cost and Directing the City Engineer to prepare the Final Assessment Roll for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Amount: \$1,970,000.00

Funding Source: Capital Projects Fund - Special Assessments

Dept./Division: Public Works/SID

PURPOSE/BACKGROUND:

This resolution directs the City Engineer and City Engineer Division to prepare the Final Assessment Roll for the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, streetlights, and related traffic signalization and drainage improvements.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-94-2006

Motion made by LAWRENCE WEEKLY to Approve Items 64 and 65

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

Items 64 and 65 were trailed for consideration after Item 73. There was no discussion.

RESOLUTION NO. R-94-2006

A RESOLUTION CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET); DETERMINING THE COST TO BE ASSESSED AND AUTHORIZING, ORDERING AND DIRECTING THE CITY ENGINEER TO PREPARE THE FINAL ASSESSMENT ROLL AND PROVIDING THE EFFECTIVE DATE HEREOF.

Summary: Assessment Roll Preparation

WHEREAS, the City Council of the City of Las Vegas in the County of Clark, State of Nevada, (the "City Council" and the "City," respectively) pursuant to an ordinance heretofore adopted (the "Creation Ordinance") created the City of Las Vegas, Nevada, Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District") and ordered the acquisition of certain public improvements (the "Project") within the District; and

WHEREAS, the City Council has heretofore determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the City Council has determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the Project to be acquired in the District, and only the property which is so specially benefited, is to be included on the final assessment roll; and,

WHEREAS, in accordance with NRS 271.360, the City Council has determined and does hereby declare that the net cost to the City for the Project in the District (including all necessary incidentals, which either have been or will be incurred in connection with the District) is \$5,506,280, of which \$3,536,280 is available from other sources and \$1,970,000 is to be assessed upon the benefited lots, tracts and parcels of land in the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE COUNTY OF CLARK AND STATE OF NEVADA; THAT:

Section 1. All actions, proceedings, and matters heretofore taken, had and done by the City and the officers thereof, not inconsistent with the provisions of this Resolution, concerning the District, be, and the same hereby are, ratified, approved and confirmed.

Section 2. A portion of the total cost of the Project to the City, including all necessary incidentals, which either have been or will be incurred in connection with the District, shall be paid by the

assessable property in the District as designated in the Creation Ordinance. The total cost of the Project shall be apportioned and the amount to be assessed shall be as follows:

Total Cost	Estimated Amount of Special Assessment	Amount Available from Other Sources
\$5,506,280	\$1,970,000	\$3,536,280

Section 3. The City Engineer (the "Engineer") be, and he is hereby authorized, ordered and directed, with the assistance of the City Engineer Division, to make out and prepare, an assessment roll for the District containing, among other things:

(1) The name and address of each last known owner of each lot, tract, or parcel of land to be assessed.

(2) A description of each lot, tract or parcel of land to be assessed, and the amount of the proposed assessment thereon, apportioned upon the basis for assessments heretofore determined by the City Council in the Creation Ordinance and as stated in the provisional order for the hearing on the Project.

Section 4. Immediately upon the adoption of this Resolution, the City Clerk shall cause a copy of this Resolution to be furnished to the Engineer. When the Engineer has made out and prepared the assessment roll, pursuant to Section 3 of this Resolution, he shall report the assessment roll to the City Council and shall cause the same to be filed in the office of the City Clerk and numbered. The Engineer shall submit an executed certificate in the form provided in Subsection 3 of NRS 271.375, which certificate, duly executed, shall accompany the assessment roll.

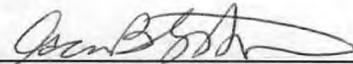
Section 5. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution, including without limiting the generality of the foregoing, the preparation of all further necessary legal proceedings, assessment rolls and lists, supplemental report(s) on benefits, and other items necessary or desirable for the completion of the District.

Section 6. All resolutions, or parts thereof, in conflict with the provisions of this Resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.

Section 7. If any section, paragraph, clause or other provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The City Council has determined and declares, that this Resolution shall be in effect upon its passage in accordance with the law.

PASSED AND APPROVED on December 20, 2006.



OSCAR B. GOODMAN, Mayor

Attest:



BARBARA JO RONEMUS, City Clerk

Approved as to Form:

7 DEC 06 W Zhang
Date Deputy City Attorney

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

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

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the "City Council") at a meeting held on December 20, 2006.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Those Voting Aye:	Oscar B. Goodman Gary Reese Larry Brown Lawrence Weekly Steve Wolfson Lois Tarkanian Steven D. Ross
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Those Voting Nay:	None
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Those Absent:	None
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3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

- (i) City Clerk's Bulletin Board
City Hall Plaza
2nd Floor Skybridge
Las Vegas, Nevada
- (ii) Bulletin Board
City Hall Plaza (next door to Metro Records)
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

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

6. A copy of the notice of the meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of such notice so given of the meeting of the City Council on December 20, 2006, is attached to this certificate as Exhibit "A."

IN WITNESS WHEREOF, I have hereunto set my hand on this December 20, 2006.

(SEAL)



BARBARA JO RONEUMUS, City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)

CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

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

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

COUNCIL MEMBERS: LARRY BROWN (Ward 4), LAWRENCE WEEKLY (Ward 5),

STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

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

December 20, 2006

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

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

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

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION – RABBI MEL HECHT, TEMPLE BETH AM
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE CITIZEN OF THE MONTH
6. RECOGNITION OF THE EMPLOYEE OF THE MONTH
7. RECOGNITION OF THE INTERNATIONAL TEACHERS OF THE YEAR, MARC HECHTER AND JUDY GREEN
8. RECOGNITION OF LOCAL UNIONS FOR COMMUNITY SERVICE

BUSINESS ITEMS - MORNING

9. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
10. Approval of the Final Minutes by reference of the regular City Council meeting of November 1, 2006
11. Discussion and possible action to appoint a Municipal Court Judge, Department 6 (\$136,560 - General Fund)

CONSENT AGENDA

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

FIELD OPERATIONS - CONSENT

12. Approval of an Easements and Rights-of-Way from the City of Las Vegas to the Las Vegas Valley Water District to cancel and supersede the Easements and Rights-of-Way previously on record for a fire hydrant easement to service APN 139-36-402-011 located at 2824 East Charleston Boulevard (Traffic Signal Repair Shop) - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT

13. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
14. Approval of a report by the City Treasurer of the December 5, 2006 sale of properties subject to the lien of a delinquent assessment in Special Improvement District 505 and multiple other districts - Wards 3 and 6 (Reese and Ross)

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT

15. Approval of a Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, Cabana Food Market Incorporated, dba Cabana Food Market, 3965 East Owens Avenue, Suite 110, Souhail B. Faranesh, Dir, Pres, Secy, Treas, 100% - Ward 3 (Reese)
16. Approval of Temporary Change of Ownership for a Supper Club License subject to the provisions of the fire codes and Health Dept. regulations, From: Landry's Seafood House-Nevada, Inc., dba Joe's Crab Shack, To: Crab Addison, Inc., dba Joe's Crab Shack, 1991 North Rainbow Boulevard, Tilman J. Fertitta, Pres and Steven L. Scheinthal, Dir, Secy - Ward 5 (Weekly)
17. Approval of a new Slot Operator Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, E-T-T, Inc., db at City Stop V, 1200 North Town Center Drive - Ward 2 (Wolfson)
18. Approval of a new Slot Operator Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, E-T-T, Inc., db at City Stop VI, 3250 North Durango Drive - Ward 4 (Brown)
19. Approval of Change of Ownership for a Burglar Alarm Service License, From: Network Multi-Family Security Corporation, To: Protection One Alarm Monitoring, Inc., dba Network Multi-Family Security Corporation, 353 Pilot Road, Suite B, Darius G. Nevin, Executive VP, CFO and Eric A. Devin, VP, Treas, Controller, Asst. Secy - County
20. Approval of Change of Location for a Locksmith License, Mega Locksmith, dba Mega Locksmith, From: 2800 West Sahara Avenue, Suite K1, To: 3720 West Tropicana Avenue, #13, Meir B. Hashalom, Dir, Pres, Secy, Treas, 100% - County

FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT

21. Approval of Agreement No. 070070, Engineering Design Services Agreement for Water Pollution Control Facility Filtration Facility Modifications located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (\$586,035 - Sanitation Enterprise Fund) - Clark County
22. Approval of award of Bid No. 06.1730.12-LED, Las Vegas Wash/Sandhill Rehabilitation and Nellis Blvd Relief Sewer and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: LAS VEGAS PAVING CORPORATION (\$3,878,495.50 - Enterprise Sanitation Fund) - Ward 3 (Reese)
23. Approval of revision to Purchase Order No. 219386 for Installation, Maintenance and Support of Access Control System Hardware and Software - Department of Detention and Enforcement - Award recommended to: DIEBOLD, INC. (\$377,440 - Various Funds)
24. Approval of withdrawal and award of Bid No. 06.1730.15-LED, St. Louis Beautification, Paradise to Maryland Parkway and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: LAS VEGAS PAVING CORPORATION (\$2,021,000 - CLV Capital Projects Fund and Street Rehabilitation Fund) - Ward 3 (Reese)

HUMAN RESOURCES - CONSENT

25. Approval to renew the contract with AIG for stop-loss insurance (\$384,021 - Self-Insurance Internal Service Fund)

NEIGHBORHOOD SERVICES - CONSENT

26. Approval of a Deferred Loan Agreement to expend \$100,000 of Home Investment Partnership Program (HOME) funds for housing rehabilitation activities at 17 Harvard Street, Annette Rocco, owner - Ward 1 (Tarkanian)

PUBLIC WORKS - CONSENT

27. Approval of an Encroachment Request from Alpha Engineering on behalf of Buyers Only Real Estate Agency, LLC, owner (northeast corner of Bonneville Avenue and 3rd Street) - Ward 3 (Reese)
28. Approval of an Encroachment Request from P.R. Engineering on behalf of Las Vegas Protective Association Metro, owner (northwest corner of Stewart Avenue and 7th Street) - Ward 5 (Weekly)
29. Approval of an Encroachment Request from Raghid B. Koss, owner (northeast corner of Vegas Drive and Jones Boulevard) - Ward 5 (Weekly)
30. Approval of Supplemental No. 4 to Interlocal Contract 435d between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for right-of-way, encumber construction funding and extend the date of completion for Martin L. King Boulevard, Palomino Lane to Carey Avenue (\$3,615,000 - RTC) - Ward 5 (Weekly)
31. Approval of Supplemental No. 2 to Interlocal Contract 475b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for right-of-way and encumber construction funding for Martin L. King Boulevard, Palomino Lane to Carey Avenue (\$25,625,000 - RTC) - Ward 5 (Weekly)
32. Approval of Supplemental No. 2 to Interlocal Contract 496b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for the Elkhorn Road Overpass at US-95 - Ward 6 (Ross)
33. Approval of a Supplemental to Interlocal Contract 501a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for the Mountain Edge Parkway Corridor Study - Ward 6 (Ross)

34. Approval of Supplemental No. 2 to Interlocal Contract 397b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for Anasazi/Summerlin Interchange and Overpass, Crestdale Lane to the Beltway - Wards 2 and 4 (Wolfson and Brown)
35. Approval of Supplemental No. 1 to Interlocal Contract 457a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to decrease funds and extend the date of completion for the Bonneville/Clark One-Way Couplet (\$2,272,000 decrease) - Ward 5 (Weekly)
36. Approval of First Supplemental Interlocal Contract LAS24B06 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCDD) to extend the date of completion for the Gowan North Channel, El Capitan Way to the Beltway - County (near Ward 4 - Brown)
37. Approval of Third Supplemental Interlocal Contract LAS16E04 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFCDD) to increase funding for design of the Rancho Detention Basin, Phase II, located at Buffalo Drive and Tropical Parkway (\$50,000 - CCRFCDD) - Ward 6 (Ross)
38. Approval of a Declaration of Utilization from the Bureau of Land Management for a portion of Northeast Quarter of Section 19, Township 19 South, Range 60 East, Mount Diablo Meridian, for road and drainage purposes generally located on the south side of Wittig Avenue alignment west of Fort Apache Road, APN 125-19-501-015 - Ward 6 (Ross)

RESOLUTIONS - CONSENT

39. R-92-2006 - Approval of a Resolution Disposing of the Protests made at the hearing on the Provisional Order for Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)
40. R-93-2006 - Approval of a Resolution to renew participation as a member of the Cooperative Personnel Services (CPS) Board and continued support of F. Claudette Enus, Director of Human Resources, as the City of Las Vegas representative thereto

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

41. Report from the City Manager on Emerging Issues
42. Discussion and possible action regarding the City's role and involvement in the 2007 Dr. Martin Luther King Day Parade (\$16,474.95 - Special Revenue Fund) - All Wards
43. Discussion and possible action regarding the First Amendment to Disposition and Development Agreement between the City of Las Vegas, Nevada and City Parkway V, Inc., and Keep Memory Alive, located at the northeastern corner of Bonneville Avenue and Grand Central Parkway, a portion of APN 139-34-110-003 - Ward 5 (Weekly)
44. Report and possible action on the recent Clean Air Act amendment to the Nevada Revised Statutes and subsequent challenge to its constitutionality filed in District Court by several local business owners - All Wards

BUSINESS DEVELOPMENT - DISCUSSION

45. Report and possible action regarding the status of the Exclusive Negotiation Agreement with DLC UrbanCore, LLC, and efforts by the City of Las Vegas to attract a full service grocer to West Las Vegas - Ward 5 (Weekly)

CITY ATTORNEY - DISCUSSION

46. Discussion and possible action to retain the consulting services of Williams Aviation to assist the City of Las Vegas in an appeal of the FAA record of decision regarding the proposed right turn at McCarran International Airport (\$100,000)
47. Discussion and possible action to retain legal services of Chevalier, Allen and Lichman to represent the City of Las Vegas in an appeal of the FAA record of decision regarding the proposed right turn at McCarran International Airport (\$300,000)

48. Discussion and possible action on Appeal of Work Card Denial: Approved December 21, 2005 subject to one year review: Gail Daywebb, 5059 Groveland Avenue, Las Vegas, Nevada 89141
49. Discussion and possible action on Appeal of Work Card Denial: Approved December 21, 2005 subject to one year review: Sharon Miche Moore, 3425 Wright Avenue, North Las Vegas, Nevada 89030
50. Discussion and possible action regarding a four month moratorium on the acceptance of any and all new applications for Special Use Permits (SUP) for Off-Premise Outdoor Advertising (Billboard) signs - All Wards

CITY CLERK - DISCUSSION

51. Discussion and possible action regarding the Proclamation and Order declaring the 2007 City of Las Vegas Municipal Election - All Wards
52. Report on the selection of permanent and temporary polling locations for Early Voting during the 2007 City of Las Vegas Municipal Election - All Wards

FIELD OPERATIONS - DISCUSSION

53. Discussion and possible action regarding a Third Amendment to Restated Management Agreement between the City of Las Vegas and Angel Park Golf, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)
54. Discussion and possible action regarding the Angel Park Capital Improvement Agreement between the City of Las Vegas, Angel Park Golf, LLC and Great Wash Park, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard (\$69,040 - Angel Park Land License Fees) - Ward 2 (Wolfson)
55. Discussion and possible action regarding a Reciprocal Right-of-Way Agreement between the City of Las Vegas and Great Wash Park, LLC at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)

FINANCE & BUSINESS SERVICES - ADMINISTRATION DISCUSSION

56. Discussion and possible action on the City of Las Vegas Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2006

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION

57. Discussion and possible action regarding a Six Month Review of Package License, Thrower & Thrower, dba Decatur Package Liquor, 2187 North Decatur Boulevard, Suite 140, Herman Thrower Jr., 50% jointly with spouse and Charlene S. Thrower, 50%, jointly with spouse - Ward 5 (Weekly)
58. Discussion and possible action regarding a new Temporary Liquor Caterer License, Lynn Barbarite, dba Events Catering, 8170 West Sahara Avenue, Suite 103, Lynn M. Barbarite - Ward 2 (Wolfson)
59. Discussion and possible action regarding Temporary Approval of a Beer/Wine/Cooler Off-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, CN Kashat, Inc., dba Super Mart, 6595 Smoke Ranch Road, Suite 140, Emad M. Kashat (NOTE: Item to be heard in the afternoon session in conjunction with Item 129 - SUP-17308) - Ward 5 (Weekly)
60. Discussion and possible action regarding Temporary Approval of a new Burglar Alarm Service License subject to the provisions of the planning and fire codes, All Tint & Protection, LLC, dba All Protection Services, 1122 South Rainbow Boulevard, Sydney M. Ginsberg, Mmbr, 66.7% and Nicholas L. Teta, Mmbr, 33.3% - Ward 1 (Tarkanian)
61. Discussion and possible action regarding a Temporary Transfer of Interest and Approval of Officers for a Martial Arts Instruction Business License, From: American Taekwondo Federation, LLC, To: American Taekwondo Federation, LLC, dba

ATF Black Belt Academy, 3211 North Tenaya Way, Suite 105, Allan S. Melatti, Mngr, 50% and Ursula S. Melatti, Mngr, 50% - Ward 4 (Brown)

62. Discussion and possible action regarding a new Psychic Arts and Science License subject to the provisions of the planning and fire codes, Lorraine Marks, dba Ms. Laurie, 425 Fremont Street, Lorraine Marks, 100% - Ward 3 (Reese)

PLANNING & DEVELOPMENT - DISCUSSION

63. Report by Theodore Roosevelt Institute on the Southern Nevada Regional Economic Study - All Wards

RESOLUTIONS - DISCUSSION

64. R-94-2006 – Discussion and possible action regarding a Resolution Determining the Cost and Directing the City Engineer to prepare the Final Assessment Roll for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
65. R-95-2006 – Discussion and possible action regarding a Resolution fixing the time and place when complaints, protests, and objections to the Final Assessment Roll will be heard for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
66. R-96-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency (RDA) and Las Vegas Group, LLC, d/b/a Western Exterminator Company, Inc., located at 108 West Wyoming Avenue (APN 162-04-608-009) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 3 (Reese) [Note: This item is related to RDA Items 4 (RA-10-2006) and 5]
67. R-97-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency and Granite Properties II, LLC, located at 20 and 22 Fremont Street (APN 139-34-111-030 and 029) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 5 (Weekly) [NOTE: This item is related to RDA Items 6 (RA-11-2006) and 7]
68. R-98-2006 - Discussion and possible action regarding a Resolution and Notice regarding the granting of a non-exclusive electric service franchise to Nevada Power Company, Inc., setting the purpose, character, term, time and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

BOARDS & COMMISSIONS - DISCUSSION

69. PARK & RECREATION ADVISORY COMMISSION – Letia (Lee) Heenan, Term Expiration 1-7-2007
70. REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) ADVISORY COMMITTEE ON BUS BENCH/SHELTER CONSTRUCTION AND MAINTENANCE – Harry Furey, Term Expires 1-04-2007; Mel Irwin, Term Expires 1-04-2007
71. ABEYANCE ITEM - Discussion and possible action to appoint one member and one alternate to the Regional Flood Control District Storm Water Permit Coordinating Committee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

72. Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

73. Bill No. 2006-66 - Ordinance Creating Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement
74. Bill No. 2006-69 - Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances. Sponsored by: Councilwoman Lois Tarkanian and Mayor Oscar B. Goodman

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

75. Bill No. 2006-67 - Adopts an updated version of the Las Vegas Downtown Centennial Plan, together with related development standards. Sponsored by: Councilman Gary Reese
76. Bill No. 2006-68 - Adopts the Union Park Design Standards and integrates them into other provisions that pertain to the Downtown Overlay District. Sponsored by: Mayor Oscar B. Goodman

NEW BILLS - DISCUSSION

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

77. Bill No. 2006-70 - Amends the legal description and map describing and depicting the boundaries of the Pedestrian Mall to reflect certain street vacation actions. Proposed by: Bradford R. Jerbic, City Attorney
78. Bill No. 2006-71 - Adopts provisions regarding the use of public streets for motorized racing events. Sponsored by: Councilman Gary Reese and Councilman Lawrence Weekly
79. Bill No. 2006-72 - Adopts the 2005 Edition of the National Electrical Code, together with amendments and supplementary material. Proposed by: Paul K. Wilkins, Director of Building and Safety
80. Bill No. 2006-73 - Adopts the 2006 Edition of the Southern Nevada Pool Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
81. Bill No. 2006-74 - Adopts the 2006 Edition of the Uniform Mechanical Code, together with amendments thereto, as the City's Mechanical Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
82. Bill No. 2006-75 - Adopts the 2006 Edition of the Uniform Plumbing Code, together with amendments thereto, as the City's Plumbing Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
83. Bill No. 2006-76 - Adopts the 2006 Edition of the International Energy Conservation Code, along with amendments thereto. Proposed by: Paul K. Wilkins, Director of Building and Safety

84. Bill No. 2006-77 – Adopts the 2006 Editions of the International Building Code and the International Residential Code, together with amendments thereto. Proposed by: Paul K. Wilkins, Director of Building and Safety
85. Bill No. 2006-78 – Updates the City's Administrative Code, relating to the administration of the various building and technical codes. Proposed by: Paul K. Wilkins, Director of Building and Safety
86. Bill No. 2006-79 – Allows small wind energy systems as a conditional use in the R-A, R-E and R-D Zoning Districts. Sponsored by: Councilman Steven D. Ross
87. Bill No. 2006-80 - Ordinance Creating Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement
88. Bill No. 2006-81 - Grants to Nevada Power Company, a Nevada Corporation, a non-exclusive franchise to install, operate and maintain an electrical distribution system to provide electrical service to consumers within the City subject to and in accordance with the terms and conditions of the Franchise Agreement between the City and Nevada Power Company. Proposed by: Mark R. Vincent, Director of Finance and Business Services

1:00 P.M. - AFTERNOON SESSION

BUSINESS ITEMS - AFTERNOON

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

HEARINGS - DISCUSSION

90. Public hearing on annexation report for the proposed annexation area generally located on the north and south sides of Clark County Highway 215, between Shaumber Road and Fort Apache Road (ANX-12215) - Ward 6 (Ross)
91. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 6600 Lemitar Drive. PROPERTY OWNER: STEVEN D & STEVEN YOUNG (\$6,575.63 – General Fund) - Ward 5 (Weekly)
92. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building located at 886 Miller Avenue. PROPERTY OWNER: WALTER & LIZZIE THOMAS (\$4,973 – General Fund) - Ward 5 (Weekly)
93. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 5433 Flora Spray Street. PROPERTY OWNER: GREG E. VINCENT (\$11,725 – General Fund) - Ward 6 (Ross)
94. Public hearing on local improvement district for Special Improvement District No. 1493 - Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (\$623,643.30 - Capital Projects Fund/Special Assessments) - Ward 4 (Brown)
95. Public hearing on local improvement district for Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights (\$62,576.19 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)

PLANNING & DEVELOPMENT

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE

REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION

PLANNING & DEVELOPMENT - CONSENT

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

96. EOT-18040 - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an approved Rezoning (ZON-5176) FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO R-5 (APARTMENT) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), Ward 5 (Weekly). Staff recommends APPROVAL
97. EOT-18039 - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5177) THAT ALLOWED A 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) under Resolution of Intent to R-5 (Apartment) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
98. EOT-17696 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES HOMES OF NEVADA, INC - Request for an Extension of Time of an approved Rezoning (ZON-5174) FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross). Staff recommends APPROVAL
99. EOT-17977 - APPLICANT: VALENTE DEVELOPMENT, INC - OWNER: SLV INVESTMENTS, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5203) FROM: R-E (RESIDENCE ESTATES) TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), Ward 6 (Ross). Staff recommends APPROVAL
100. EOT-18081 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE - Request for an Extension of Time of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (Office) on 14.05 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (on a portion of APN 139-29-801-005), Ward 5 (Weekly). Staff recommends APPROVAL
101. EOT-18053 - APPLICANT: GORDON BIRSCH RESTAURANT - OWNER: BOCA FASHION VILLAGE, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-9430) THAT ALLOWED A SUPPER CLUB, approximately 900 feet south of Alta Drive (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL

PLANNING & DEVELOPMENT - DISCUSSION

102. RESCIND PREVIOUS ACTION - SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request by Planning and Development to Rescind the previous action for APPROVAL for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North

Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

- 103.SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). NOTE: THIS ITEM IS BEING REHEARD TO DELETE CONDITION NUMBER 11. The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 104.MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly). NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 105.SUP-16246 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly). NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 106.SDR-12922 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). NOTE: This application has been amended from 24 Residential Condominium Units to 30 Residential Condominium Units and from 13,465 square feet of Medical Office space to 9,350 square feet of Medical Office space. ADDITIONAL NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 107.GPA-16201 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 108.ZON-16196 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 109.SUP-16198 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 110.SUP-16200 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED TOWING SERVICE WITH NO STORAGE at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 111.SDR-16197 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Site Development Plan Review FOR A PROPOSED 3,169 SQUARE FOOT AUTO

REPAIR GARAGE, MAJOR AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

- 112.GPA-16538 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 113.ZON-16609 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 114.WVR-16610 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL
- 115.SDR-16611 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL
- 116.ZON-15031 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian). The Planning Commission (4-2 vote) and staff recommend APPROVAL
- 117.SDR-15030 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 118.VAR-14734 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - This is an Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 119.VAR-16769 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 120.VAR-16113 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA

OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL

- 121.SUP-16112 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 122.VAR-16165 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
- 123.SUP-17404 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 124.SUP-17405 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 125.SDR-16952 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 126.ROC-17677 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition Number 1 of an approved Site Development Plan Review (SDR-6883) TO ALLOW TEMPORARY STRUCTURE NUMBER 2 LOCATED ON THE CORNER OF HARRIS STREET AND MANNING STREET TO BE ALLOWED TO REMAIN FOR TWO ADDITIONAL YEARS on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A TEMPORARY TENT TO REMAIN FOR AN ADDITIONAL TWO YEARS. Staff recommends DENIAL
- 127.SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 128.RQR-17040 - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC. - Required One-Year Review of an approved Special Use Permit (U-0059-01) WHICH ALLOWED TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 129.SUP-17308 - PUBLIC HEARING - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 6595 Smoke Ranch Road, Suites #140, #145, and #150 (APN

138-23-110-034), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). [NOTE: To be heard in conjunction with Morning Session Item 59]. The Planning Commission (6-0 vote) and staff recommend APPROVAL

- 130.SUP-17310 - PUBLIC HEARING - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 115 North 7th Street (APN 139-34-612-007), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 131.VAC-17077 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Petition to Vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road, Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 132.SDR-17298 - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 133.GPA-16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
- 134.ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
- 135.VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED FROM 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED TO 33,226 SQUARE FEET OF OPEN SPACE WHERE 55,321 SQUARE FEET IS THE MINIMUM REQUIRED. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 136.SDR-16522 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO INCLUDE PROPOSED THREE-STORY DEVELOPMENT. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 137.GPA-16578 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

- 138.ZON-16580 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
- 139.SDR-16581 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
- 140.ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 141.VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 142.VAR-16516 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 143.SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 144.SDR-16508 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 145.VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

- 146.SUP-16498 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE. The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 147.VAR-17299 - PUBLIC HEARING - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 27 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.79 acres at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 148.SUP-17301 - PUBLIC HEARING - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED PET BOARDING ESTABLISHMENT at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 149.VAR-17306 - PUBLIC HEARING - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 150.SDR-17302 - PUBLIC HEARING - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Site Development Plan Review FOR A PROPOSED 6,180 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 4,480 SQUARE FEET OF RETAIL SPACE AND A 1,700 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 151.VAR-17156 - PUBLIC HEARING - APPLICANT/OWNER: GLENN J. SORRELLS - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A SEVEN-FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM HEIGHT PERMITTED IN A PORTION OF THE FRONT YARD on 0.15 acres at 1109 Shifting Sands Drive (APN 138-26-615-088), R-1 (Single Family Residential) Zone, Ward 5 (Weekly). NOTE: THE APPLICATION IS FOR AN EIGHT FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 152.RQR-17098 - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC - Appeal filed by the applicant from the denial by the Planning Commission of a Required Four-Year Review of an approved Special Use Permit (U-0025-98) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 vote) and staff recommend DENIAL
- 153.SUP-13490 - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 154.SDR-17057 - PUBLIC HEARING - APPLICANT/OWNER: SANTA FE 124, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 124-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 6.0 acres at 1111 Warbonnet Way (APN 163-04-501-004), R-PD23 (Residential Planned Development - 23 Units Per Acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 155.SDR-17211 - PUBLIC HEARING - APPLICANT/OWNER: SVS PROPERTIES, LTD, LLC - Request for a Site Development Plan Review FOR A 3,560 SQUARE-FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND A WAIVER TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 1.46

acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

156.SDR-17259 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE PROPOSED RENOVATION OF A CITY PARK on a portion of 68 acres at 850 North Mojave Road (APN 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommends APPROVAL

157.ROC-18015 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SOUTHWEST COMMUNITIES DEVELOPMENT LLC - Request for a Review of Condition Number 9 of an approved Site Development Plan Review (SDR-6307) TO ADD A MINIMUM 18 FOOT SETBACK TO THE FRONT OF THE GARAGE AS MEASURED FROM BACK OF CURB OR EDGE OF THE PRIVATE STREET OR DRIVE on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (APNs Multiple), Ward 6 (Ross). Staff recommends APPROVAL

SET DATE

158.SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

CITIZENS PARTICIPATION

159.CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Bulletin Board, City Hall Plaza, (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RESOLUTIONS:

R-95-2006 – Discussion and possible action regarding a Resolution fixing the time and place when complaints, protests, and objections to the Final Assessment Roll will be heard for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Amount: \$1,970,000.00

Funding Source: Capital Projects Fund - Special Assessments

Dept./Division: Public Works/SID

PURPOSE/BACKGROUND:

This resolution defines the time and place for a public hearing on the Final Assessment Roll for the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, streetlights, and related traffic signalization and drainage improvements.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-95-2006

Motion made by LAWRENCE WEEKLY to Approve Items 64 and 65

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Items 64 and 65 were trailed for consideration after Item 73. There was no discussion.

RESOLUTION NO. R-95-2006

A RESOLUTION CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 – FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET); FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE FINAL ASSESSMENT ROLL FOR THE DISTRICT WILL BE HEARD; PROVIDING FOR THE MANNER OF GIVING NOTICE OF THE HEARING ON THE FINAL ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Summary: Public Hearing Notice

WHEREAS, the City Council of the City of Las Vegas in the County of Clark, State of Nevada, (hereinafter the "City Council" and the "City" respectively) pursuant to an ordinance heretofore adopted (hereinafter the "Creation Ordinance") created City of Las Vegas, Nevada, Special Improvement District No. 1506 – Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District") and ordered the acquisition of certain public improvements within the District (the "Project"); and

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

WHEREAS, NRS 271.360 provides that the City Council may determine the cost of the Project to be assessed after making the construction contract, or after determining the net cost to the City, but not necessarily after the completion of the Project; and

WHEREAS, in accordance with NRS 271.360, the City Council has determined and does hereby declare that the net cost to the City for the Project (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$5,506,280, of which \$3,536,280 is available from other sources and \$1,970,000 is to be assessed upon the benefited lots, tracts and parcels of land in the District, which the City Council has determined will receive special benefits and corresponding market value increases from the Project; and

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

WHEREAS, the City Council, together with the City Engineer, made out a final assessment roll for the District which contains, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the proposed assessment to be levied thereon. The City Engineer has reported the final assessment roll to the City Council and the City Engineer has prepared and filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council has determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the improvements to be acquired in the District, and only that property which is so specially benefited, is included on the final assessment roll; and

WHEREAS, the City Council has also determined, and does hereby determine, that the notice for a hearing on the proposed final assessment roll, which is provided for herein, is reasonably calculated to inform each interested person of the proceedings concerning the District, which may directly and adversely affect his or her legally protected rights and interests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE COUNTY OF CLARK, IN THE STATE OF NEVADA; THAT:

Section 1. All actions, proceedings, matters, and things heretofore taken, had, and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the District, be, and the same hereby are, ratified, approved and confirmed.

Section 2. A portion of the total cost of the District to the City, including all necessary incidentals, which either have been or will be incurred in connection with the District, shall be paid by the assessable property in the District as designated in the Creation Ordinance. The total cost of the Project shall be apportioned and the amount to be assessed shall be as follows:

Total Cost	Estimated Amount of Special Assessment	Amount Available from Other Sources
\$5,506,280	\$1,970,000	\$3,536,280

Section 3. The proposed final assessment roll for the District has been examined by the City Council, is tentatively approved, and is ordered filed in the office of the City Clerk.

Section 4. Wednesday, January 17, 2007 at 1:00 P.M., at the City of Las Vegas Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, be, and the same hereby is, fixed as the

date, time and place when the City Council will hear and consider complaints, protests and objections to the final assessment roll, to the amount of each of the assessments, and to the regularity of the proceedings in making such assessments (whether made verbally or in writing) by the owners of the assessable property specially benefited by the Project in the District and proposed to be assessed, or by any party or person interested, and by all parties or persons aggrieved by such assessments.

Section 5. The City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City and a newspaper of general circulation in the District. Such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication in said newspaper to be at least 15 days prior to the date of the hearing. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication in such newspaper and the last publication in the same newspaper. Such publication shall be verified by the affidavit of the publishers and filed with the City Clerk. In accordance with NRS 271.380 (2), the City Clerk or Deputy City Clerk shall also give notice by registered or certified mail by depositing a copy of such notice in the United States mail, postage prepaid, as first-class mail, at least 20 days prior to such hearing, to the last known owner or owners of each tract being assessed at his or their last known address or addresses. Proof of mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk, provided however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and special assessment bonds issued (if such special assessment bonds are hereafter issued) appertaining thereto, have been paid in full, both principal and interest, or any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by registered or certified mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levying of assessments, which may directly and adversely affect their legally protected interests. Such notice shall be provided in NRS 271.380 and shall be substantially in the following form:

(Start of Form)

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 – FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN, that the final assessment roll for the City of Las Vegas, Nevada, Special Improvement District No. 1506 – Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on December 20, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1506 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas
Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or final assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, January, 17, 2007, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, January 12, 2007, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The

owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in forty (40) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. The City Director of Finance and Business Services shall provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%. Penalties (at a rate not exceeding two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying

the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than January 12, 2007, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

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

Dated this December 20, 2006.

BARBARA JO RONEMUS, City Clerk

(End of Form)

Section 6. The owner or owners of any lot, tract or parcel of land which is assessed in such final assessment roll, whether named or not in such roll, or any person interested, or any parties aggrieved, may, within three (3) days prior to the date set for the hearing, file with the office of the City Clerk his or her complaints, protests, or objections in writing to said assessment.

Section 7. Whenever any notice is mailed as herein provided, the fact that the person to whom it was addressed does not receive it shall not in any manner invalidate or affect the legality of the notice thereby given.

Section 8. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

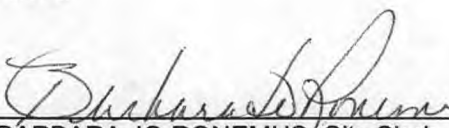
Section 9. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

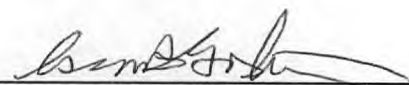
Section 10. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect any remaining provisions of this Resolution.

Section 11. The City Council has determined, and does hereby declare, that this Resolution shall be in effect immediately after its passage in accordance with law.

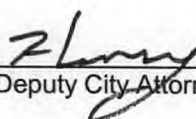
PASSED and APPROVED on December 20, 2006.

Attest:


BARBARA JO RONEMUS, City Clerk


OSCAR B. GOODMAN, Mayor

Approved as to form:

7 DEC 06 W Z 
Date Deputy City Attorney

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

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

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (hereinafter the "City Council") at a meeting held on December 20, 2006.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Lawrence Weekly
	Steve Wolfson
	Lois Tarkanian
	Steven D. Ross

Those Voting Nay: None

Those Absent: None

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in which

the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

- (i) City Clerk's Bulletin Board
City Hall Plaza
2nd Floor Skybridge
Las Vegas, Nevada
- (ii) Bulletin Board
City Hall Plaza (next door to Metro Records)
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

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

6. A copy of the notice of the meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of such notice so given of the meeting of the City Council on December 20, 2006 is attached to this certificate as Exhibit "A." A copy of the affidavit of publication of the Notice of Public Hearing is attached hereto as Exhibit "B," and a copy of the minutes of the public hearing held on January 17, 2007, is attached hereto as Exhibit "C."

IN WITNESS WHEREOF, I have hereunto set my hand on this January 17, 2007.

(SEAL)

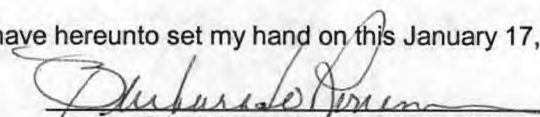

BARBARA JO RONEMUS, City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)



CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

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

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

COUNCIL MEMBERS: LARRY BROWN (Ward 4), LAWRENCE WEEKLY (Ward 5),

STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

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

December 20, 2006

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

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

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

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION – RABBI MEL HECHT, TEMPLE BETH AM
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE CITIZEN OF THE MONTH
6. RECOGNITION OF THE EMPLOYEE OF THE MONTH
7. RECOGNITION OF THE INTERNATIONAL TEACHERS OF THE YEAR, MARC HECHTER AND JUDY GREEN
8. RECOGNITION OF LOCAL UNIONS FOR COMMUNITY SERVICE

BUSINESS ITEMS - MORNING

9. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
10. Approval of the Final Minutes by reference of the regular City Council meeting of November 1, 2006
11. Discussion and possible action to appoint a Municipal Court Judge, Department 6 (\$136,560 - General Fund)

CONSENT AGENDA

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

FIELD OPERATIONS - CONSENT

12. Approval of an Easements and Rights-of-Way from the City of Las Vegas to the Las Vegas Valley Water District to cancel and supersede the Easements and Rights-of-Way previously on record for a fire hydrant easement to service APN 139-36-402-011 located at 2824 East Charleston Boulevard (Traffic Signal Repair Shop) - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT

13. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
14. Approval of a report by the City Treasurer of the December 5, 2006 sale of properties subject to the lien of a delinquent assessment in Special Improvement District 505 and multiple other districts - Wards 3 and 6 (Reese and Ross)

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT

15. Approval of a Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, Cabana Food Market Incorporated, dba Cabana Food Market, 3965 East Owens Avenue, Suite 110, Souhail B. Faranesh, Dir, Pres, Secy, Treas, 100% - Ward 3 (Reese)
16. Approval of Temporary Change of Ownership for a Supper Club License subject to the provisions of the fire codes and Health Dept. regulations, From: Landry's Seafood House-Nevada, Inc., dba Joe's Crab Shack, To: Crab Addison, Inc., dba Joe's Crab Shack, 1991 North Rainbow Boulevard, Tilman J. Fertitta, Pres and Steven L. Scheinthal, Dir, Secy - Ward 5 (Weekly)
17. Approval of a new Slot Operator Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, E-T-T, Inc., db at City Stop V, 1200 North Town Center Drive - Ward 2 (Wolfson)
18. Approval of a new Slot Operator Restricted Gaming License for 7 slots subject to confirmation of approval by the Nevada Gaming Commission, E-T-T, Inc., db at City Stop VI, 3250 North Durango Drive - Ward 4 (Brown)
19. Approval of Change of Ownership for a Burglar Alarm Service License, From: Network Multi-Family Security Corporation, To: Protection One Alarm Monitoring, Inc., dba Network Multi-Family Security Corporation, 353 Pilot Road, Suite B, Darius G. Nevin, Executive VP, CFO and Eric A. Devin, VP, Treas, Controller, Asst. Secy - County
20. Approval of Change of Location for a Locksmith License, Mega Locksmith, dba Mega Locksmith, From: 2800 West Sahara Avenue, Suite K1, To: 3720 West Tropicana Avenue, #13, Meir B. Hashalom, Dir, Pres, Secy, Treas, 100% - County

FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT

21. Approval of Agreement No. 070070, Engineering Design Services Agreement for Water Pollution Control Facility Filtration Facility Modifications located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (\$586,035 - Sanitation Enterprise Fund) - Clark County
22. Approval of award of Bid No. 06.1730.12-LED, Las Vegas Wash/Sandhill Rehabilitation and Nellis Blvd Relief Sewer and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: LAS VEGAS PAVING CORPORATION (\$3,878,495.50 - Enterprise Sanitation Fund) - Ward 3 (Reese)
23. Approval of revision to Purchase Order No. 219386 for Installation, Maintenance and Support of Access Control System Hardware and Software - Department of Detention and Enforcement - Award recommended to: DIEBOLD, INC. (\$377,440 - Various Funds)
24. Approval of withdrawal and award of Bid No. 06.1730.15-LED, St. Louis Beautification, Paradise to Maryland Parkway and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: LAS VEGAS PAVING CORPORATION (\$2,021,000 - CLV Capital Projects Fund and Street Rehabilitation Fund) - Ward 3 (Reese)

HUMAN RESOURCES - CONSENT

25. Approval to renew the contract with AIG for stop-loss insurance (\$384,021 - Self-Insurance Internal Service Fund)

NEIGHBORHOOD SERVICES - CONSENT

26. Approval of a Deferred Loan Agreement to expend \$100,000 of Home Investment Partnership Program (HOME) funds for housing rehabilitation activities at 17 Harvard Street, Annette Rocco, owner - Ward 1 (Tarkanian)

PUBLIC WORKS - CONSENT

27. Approval of an Encroachment Request from Alpha Engineering on behalf of Buyers Only Real Estate Agency, LLC, owner (northeast corner of Bonneville Avenue and 3rd Street) - Ward 3 (Reese)
28. Approval of an Encroachment Request from P.R. Engineering on behalf of Las Vegas Protective Association Metro, owner (northwest corner of Stewart Avenue and 7th Street) - Ward 5 (Weekly)
29. Approval of an Encroachment Request from Raghid B. Koss, owner (northeast corner of Vegas Drive and Jones Boulevard) - Ward 5 (Weekly)
30. Approval of Supplemental No. 4 to Interlocal Contract 435d between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for right-of-way, encumber construction funding and extend the date of completion for Martin L. King Boulevard, Palomino Lane to Carey Avenue (\$3,615,000 - RTC) - Ward 5 (Weekly)
31. Approval of Supplemental No. 2 to Interlocal Contract 475b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to increase project funding for right-of-way and encumber construction funding for Martin L. King Boulevard, Palomino Lane to Carey Avenue (\$25,625,000 - RTC) - Ward 5 (Weekly)
32. Approval of Supplemental No. 2 to Interlocal Contract 496b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for the Elkhorn Road Overpass at US-95 - Ward 6 (Ross)
33. Approval of a Supplemental to Interlocal Contract 501a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for the Mountain Edge Parkway Corridor Study - Ward 6 (Ross)

34. Approval of Supplemental No. 2 to Interlocal Contract 397b between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to extend the date of completion for Anasazi/Summerlin Interchange and Overpass, Crestdale Lane to the Beltway - Wards 2 and 4 (Wolfson and Brown)
35. Approval of Supplemental No. 1 to Interlocal Contract 457a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada (RTC) to decrease funds and extend the date of completion for the Bonneville/Clark One-Way Couplet (\$2,272,000 decrease) - Ward 5 (Weekly)
36. Approval of First Supplemental Interlocal Contract LAS24B06 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFC) to extend the date of completion for the Gowan North Channel, El Capitan Way to the Beltway - County (near Ward 4 - Brown)
37. Approval of Third Supplemental Interlocal Contract LAS16E04 between the City of Las Vegas and the Clark County Regional Flood Control District (CCRFC) to increase funding for design of the Rancho Detention Basin, Phase II, located at Buffalo Drive and Tropical Parkway (\$50,000 - CCRFC) - Ward 6 (Ross)
38. Approval of a Declaration of Utilization from the Bureau of Land Management for a portion of Northeast Quarter of Section 19, Township 19 South, Range 60 East, Mount Diablo Meridian, for road and drainage purposes generally located on the south side of Wittig Avenue alignment west of Fort Apache Road, APN 125-19-501-015 - Ward 6 (Ross)

RESOLUTIONS - CONSENT

39. R-92-2006 - Approval of a Resolution Disposing of the Protests made at the hearing on the Provisional Order for Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) - Ward 5 (Weekly)
40. R-93-2006 - Approval of a Resolution to renew participation as a member of the Cooperative Personnel Services (CPS) Board and continued support of F. Claudette Enus, Director of Human Resources, as the City of Las Vegas representative thereto

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

41. Report from the City Manager on Emerging Issues
42. Discussion and possible action regarding the City's role and involvement in the 2007 Dr. Martin Luther King Day Parade (\$16,474.95 - Special Revenue Fund) - All Wards
43. Discussion and possible action regarding the First Amendment to Disposition and Development Agreement between the City of Las Vegas, Nevada and City Parkway V, Inc., and Keep Memory Alive, located at the northeastern corner of Bonneville Avenue and Grand Central Parkway, a portion of APN 139-34-110-003 - Ward 5 (Weekly)
44. Report and possible action on the recent Clean Air Act amendment to the Nevada Revised Statutes and subsequent challenge to its constitutionality filed in District Court by several local business owners - All Wards

BUSINESS DEVELOPMENT - DISCUSSION

45. Report and possible action regarding the status of the Exclusive Negotiation Agreement with DLC UrbanCore, LLC, and efforts by the City of Las Vegas to attract a full service grocer to West Las Vegas - Ward 5 (Weekly)

CITY ATTORNEY - DISCUSSION

46. Discussion and possible action to retain the consulting services of Williams Aviation to assist the City of Las Vegas in an appeal of the FAA record of decision regarding the proposed right turn at McCarran International Airport (\$100,000)
47. Discussion and possible action to retain legal services of Chevalier, Allen and Lichman to represent the City of Las Vegas in an appeal of the FAA record of decision regarding the proposed right turn at McCarran International Airport (\$300,000)

48. Discussion and possible action on Appeal of Work Card Denial: Approved December 21, 2005 subject to one year review: Gail Daywebb, 5059 Groveland Avenue, Las Vegas, Nevada 89141
49. Discussion and possible action on Appeal of Work Card Denial: Approved December 21, 2005 subject to one year review: Sharon Miche Moore, 3425 Wright Avenue, North Las Vegas, Nevada 89030
50. Discussion and possible action regarding a four month moratorium on the acceptance of any and all new applications for Special Use Permits (SUP) for Off-Premise Outdoor Advertising (Billboard) signs - All Wards

CITY CLERK - DISCUSSION

51. Discussion and possible action regarding the Proclamation and Order declaring the 2007 City of Las Vegas Municipal Election - All Wards
52. Report on the selection of permanent and temporary polling locations for Early Voting during the 2007 City of Las Vegas Municipal Election - All Wards

FIELD OPERATIONS - DISCUSSION

53. Discussion and possible action regarding a Third Amendment to Restated Management Agreement between the City of Las Vegas and Angel Park Golf, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)
54. Discussion and possible action regarding the Angel Park Capital Improvement Agreement between the City of Las Vegas, Angel Park Golf, LLC and Great Wash Park, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard (\$69,040 - Angel Park Land License Fees) - Ward 2 (Wolfson)
55. Discussion and possible action regarding a Reciprocal Right-of-Way Agreement between the City of Las Vegas and Great Wash Park, LLC at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (Wolfson)

FINANCE & BUSINESS SERVICES - ADMINISTRATION DISCUSSION

56. Discussion and possible action on the City of Las Vegas Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2006

FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION

57. Discussion and possible action regarding a Six Month Review of Package License, Thrower & Thrower, dba Decatur Package Liquor, 2187 North Decatur Boulevard, Suite 140, Herman Thrower Jr., 50% jointly with spouse and Charlene S. Thrower, 50%, jointly with spouse - Ward 5 (Weekly)
58. Discussion and possible action regarding a new Temporary Liquor Caterer License, Lynn Barbarite, dba Events Catering, 8170 West Sahara Avenue, Suite 103, Lynn M. Barbarite - Ward 2 (Wolfson)
59. Discussion and possible action regarding Temporary Approval of a Beer/Wine/Cooler Off-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, CN Kashat, Inc., dba Super Mart, 6595 Smoke Ranch Road, Suite 140, Emad M. Kashat (NOTE: Item to be heard in the afternoon session in conjunction with Item 129 - SUP-17308) - Ward 5 (Weekly)
60. Discussion and possible action regarding Temporary Approval of a new Burglar Alarm Service License subject to the provisions of the planning and fire codes, All Tint & Protection, LLC, dba All Protection Services, 1122 South Rainbow Boulevard, Sydney M. Ginsberg, Mmbr, 66.7% and Nicholas L. Teta, Mmbr, 33.3% - Ward 1 (Tarkanian)
61. Discussion and possible action regarding a Temporary Transfer of Interest and Approval of Officers for a Martial Arts Instruction Business License, From: American Taekwondo Federation, LLC, To: American Taekwondo Federation, LLC, dba

ATF Black Belt Academy, 3211 North Tenaya Way, Suite 105, Allan S. Melatti, Mngr, 50% and Ursula S. Melatti, Mngr, 50% - Ward 4 (Brown)

62. Discussion and possible action regarding a new Psychic Arts and Science License subject to the provisions of the planning and fire codes, Lorraine Marks, dba Ms. Laurie, 425 Fremont Street, Lorraine Marks, 100% - Ward 3 (Reese)

PLANNING & DEVELOPMENT - DISCUSSION

63. Report by Theodore Roosevelt Institute on the Southern Nevada Regional Economic Study - All Wards

RESOLUTIONS - DISCUSSION

64. R-94-2006 – Discussion and possible action regarding a Resolution Determining the Cost and Directing the City Engineer to prepare the Final Assessment Roll for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
65. R-95-2006 – Discussion and possible action regarding a Resolution fixing the time and place when complaints, protests, and objections to the Final Assessment Roll will be heard for Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (\$1,970,000.00 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
66. R-96-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency (RDA) and Las Vegas Group, LLC, d/b/a Western Exterminator Company, Inc., located at 108 West Wyoming Avenue (APN 162-04-608-009) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 3 (Reese) [Note: This item is related to RDA Items 4 (RA-10-2006) and 5]
67. R-97-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency and Granite Properties II, LLC, located at 20 and 22 Fremont Street (APN 139-34-111-030 and 029) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 5 (Weekly) [NOTE: This item is related to RDA Items 6 (RA-11-2006) and 7]
68. R-98-2006 - Discussion and possible action regarding a Resolution and Notice regarding the granting of a non-exclusive electric service franchise to Nevada Power Company, Inc., setting the purpose, character, term, time and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise - All Wards

BOARDS & COMMISSIONS - DISCUSSION

69. PARK & RECREATION ADVISORY COMMISSION – Letia (Lee) Heenan, Term Expiration 1-7-2007
70. REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) ADVISORY COMMITTEE ON BUS BENCH/SHELTER CONSTRUCTION AND MAINTENANCE – Harry Furey, Term Expires 1-04-2007; Mel Irwin, Term Expires 1-04-2007
71. ABEYANCE ITEM - Discussion and possible action to appoint one member and one alternate to the Regional Flood Control District Storm Water Permit Coordinating Committee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

72. Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

73. Bill No. 2006-66 - Ordinance Creating Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement
74. Bill No. 2006-69 - Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances. Sponsored by: Councilwoman Lois Tarkanian and Mayor Oscar B. Goodman

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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

75. Bill No. 2006-67 - Adopts an updated version of the Las Vegas Downtown Centennial Plan, together with related development standards. Sponsored by: Councilman Gary Reese
76. Bill No. 2006-68 - Adopts the Union Park Design Standards and integrates them into other provisions that pertain to the Downtown Overlay District. Sponsored by: Mayor Oscar B. Goodman

NEW BILLS - DISCUSSION

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

77. Bill No. 2006-70 - Amends the legal description and map describing and depicting the boundaries of the Pedestrian Mall to reflect certain street vacation actions. Proposed by: Bradford R. Jerbic, City Attorney
78. Bill No. 2006-71 - Adopts provisions regarding the use of public streets for motorized racing events. Sponsored by: Councilman Gary Reese and Councilman Lawrence Weekly
79. Bill No. 2006-72 - Adopts the 2005 Edition of the National Electrical Code, together with amendments and supplementary material. Proposed by: Paul K. Wilkins, Director of Building and Safety
80. Bill No. 2006-73 - Adopts the 2006 Edition of the Southern Nevada Pool Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
81. Bill No. 2006-74 - Adopts the 2006 Edition of the Uniform Mechanical Code, together with amendments thereto, as the City's Mechanical Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
82. Bill No. 2006-75 - Adopts the 2006 Edition of the Uniform Plumbing Code, together with amendments thereto, as the City's Plumbing Code. Proposed by: Paul K. Wilkins, Director of Building and Safety
83. Bill No. 2006-76 - Adopts the 2006 Edition of the International Energy Conservation Code, along with amendments thereto. Proposed by: Paul K. Wilkins, Director of Building and Safety

84. Bill No. 2006-77 – Adopts the 2006 Editions of the International Building Code and the International Residential Code, together with amendments thereto. Proposed by: Paul K. Wilkins, Director of Building and Safety
85. Bill No. 2006-78 – Updates the City's Administrative Code, relating to the administration of the various building and technical codes. Proposed by: Paul K. Wilkins, Director of Building and Safety
86. Bill No. 2006-79 – Allows small wind energy systems as a conditional use in the R-A, R-E and R-D Zoning Districts. Sponsored by: Councilman Steven D. Ross
87. Bill No. 2006-80 - Ordinance Creating Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement
88. Bill No. 2006-81 - Grants to Nevada Power Company, a Nevada Corporation, a non-exclusive franchise to install, operate and maintain an electrical distribution system to provide electrical service to consumers within the City subject to and in accordance with the terms and conditions of the Franchise Agreement between the City and Nevada Power Company. Proposed by: Mark R. Vincent, Director of Finance and Business Services

1:00 P.M. - AFTERNOON SESSION

BUSINESS ITEMS - AFTERNOON

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

HEARINGS - DISCUSSION

90. Public hearing on annexation report for the proposed annexation area generally located on the north and south sides of Clark County Highway 215, between Shaumber Road and Fort Apache Road (ANX-12215) - Ward 6 (Ross)
91. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 6600 Lemitar Drive. PROPERTY OWNER: STEVEN D & STEVEN YOUNG (\$6,575.63 – General Fund) - Ward 5 (Weekly)
92. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building located at 886 Miller Avenue. PROPERTY OWNER: WALTER & LIZZIE THOMAS (\$4,973 – General Fund) - Ward 5 (Weekly)
93. Public Hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 5433 Flora Spray Street. PROPERTY OWNER: GREG E. VINCENT (\$11,725 – General Fund) - Ward 6 (Ross)
94. Public hearing on local improvement district for Special Improvement District No. 1493 - Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (\$623,643.30 - Capital Projects Fund/Special Assessments) - Ward 4 (Brown)
95. Public hearing on local improvement district for Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights (\$62,576.19 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)

PLANNING & DEVELOPMENT

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE

REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION

PLANNING & DEVELOPMENT - CONSENT

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

96. EOT-18040 - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an approved Rezoning (ZON-5176) FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO R-5 (APARTMENT) on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), Ward 5 (Weekly). Staff recommends APPROVAL
97. EOT-18039 - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5177) THAT ALLOWED A 5 STORY, 60 UNIT, MULTI-FAMILY DEVELOPMENT on 0.80 acres adjacent to the southwest corner of Stewart Avenue and 13th Street (APN 139-35-211-087, 088, 089, 090 and 091), R-3 (Medium Density Residential) under Resolution of Intent to R-5 (Apartment) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
98. EOT-17696 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES HOMES OF NEVADA, INC - Request for an Extension of Time of an approved Rezoning (ZON-5174) FROM: U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 10.65 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Road (APN 125-26-801-012 and 125-26-802-014), Ward 6 (Ross). Staff recommends APPROVAL
99. EOT-17977 - APPLICANT: VALENTE DEVELOPMENT, INC - OWNER: SLV INVESTMENTS, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5203) FROM: R-E (RESIDENCE ESTATES) TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), Ward 6 (Ross). Staff recommends APPROVAL
100. EOT-18081 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE - Request for an Extension of Time of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (Office) on 14.05 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (on a portion of APN 139-29-801-005), Ward 5 (Weekly). Staff recommends APPROVAL
101. EOT-18053 - APPLICANT: GORDON BIRSCH RESTAURANT - OWNER: BOCA FASHION VILLAGE, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-9430) THAT ALLOWED A SUPPER CLUB, approximately 900 feet south of Alta Drive (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL

PLANNING & DEVELOPMENT - DISCUSSION

102. RESCIND PREVIOUS ACTION - SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request by Planning and Development to Rescind the previous action for APPROVAL for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North

Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

- 103.SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). NOTE: THIS ITEM IS BEING REHEARD TO DELETE CONDITION NUMBER 11. The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 104.MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly). NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 105.SUP-16246 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly). NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 106.SDR-12922 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). NOTE: This application has been amended from 24 Residential Condominium Units to 30 Residential Condominium Units and from 13,465 square feet of Medical Office space to 9,350 square feet of Medical Office space. ADDITIONAL NOTE: THIS ITEM WAS ORIGINALLY SCHEDULED FOR THE 12/06/06 CITY COUNCIL MEETING. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 107.GPA-16201 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 108.ZON-16196 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 109.SUP-16198 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED 3,169 SQUARE FOOT AUTO REPAIR GARAGE, MAJOR AND A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT OF WAY at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 110.SUP-16200 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Special Use Permit FOR A PROPOSED TOWING SERVICE WITH NO STORAGE at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 111.SDR-16197 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN VIVIER ARCHITECT - OWNER: FRED NAZARYAN - Request for a Site Development Plan Review FOR A PROPOSED 3,169 SQUARE FOOT AUTO

REPAIR GARAGE, MAJOR AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 5001 West Charleston Boulevard (APN 163-01-502-011), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

- 112.GPA-16538 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 113.ZON-16609 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 114.WVR-16610 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL
- 115.SDR-16611 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross). The Planning Commission (5-2 vote) and staff recommend APPROVAL
- 116.ZON-15031 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian). The Planning Commission (4-2 vote) and staff recommend APPROVAL
- 117.SDR-15030 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 118.VAR-14734 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - This is an Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 119.VAR-16769 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 120.VAR-16113 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA

OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL

- 121.SUP-16112 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 122.VAR-16165 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
- 123.SUP-17404 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 124.SUP-17405 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 125.SDR-16952 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 126.ROC-17677 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition Number 1 of an approved Site Development Plan Review (SDR-6883) TO ALLOW TEMPORARY STRUCTURE NUMBER 2 LOCATED ON THE CORNER OF HARRIS STREET AND MANNING STREET TO BE ALLOWED TO REMAIN FOR TWO ADDITIONAL YEARS on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A TEMPORARY TENT TO REMAIN FOR AN ADDITIONAL TWO YEARS. Staff recommends DENIAL
- 127.SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 128.RQR-17040 - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC. - Required One-Year Review of an approved Special Use Permit (U-0059-01) WHICH ALLOWED TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 129.SUP-17308 - PUBLIC HEARING - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 6595 Smoke Ranch Road, Suites #140, #145, and #150 (APN

- 138-23-110-034), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). [NOTE: To be heard in conjunction with Morning Session Item 59]. The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 130.SUP-17310 - PUBLIC HEARING - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 115 North 7th Street (APN 139-34-612-007), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 131.VAC-17077 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Petition to Vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road, Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 132.SDR-17298 - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 133.GPA-16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
- 134.ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL
- 135.VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED FROM 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED TO 33,226 SQUARE FEET OF OPEN SPACE WHERE 55,321 SQUARE FEET IS THE MINIMUM REQUIRED. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 136.SDR-16522 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO INCLUDE PROPOSED THREE-STORY DEVELOPMENT. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 137.GPA-16578 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

- 138.ZON-16580 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
- 139.SDR-16581 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
- 140.ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 141.VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 142.VAR-16516 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 143.SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 144.SDR-16508 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW A REDUCTION IN THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW A SETBACK OF 60 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 140 FEET. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 145.VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

- 146.SUP-16498 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 2521 DRIFTWOOD DRIVE TO 2520 DRIFTWOOD DRIVE. The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 147.VAR-17299 - PUBLIC HEARING - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 27 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.79 acres at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 148.SUP-17301 - PUBLIC HEARING - APPLICANT: MICHAEL LAWSON - OWNER: SANDCASTLE ENTERPRISES, INC. - Request for a Special Use Permit FOR A PROPOSED PET BOARDING ESTABLISHMENT at 6565 Smoke Ranch Road (APN 138-23-110-031), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
- 149.VAR-17306 - PUBLIC HEARING - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING SHOPPING CENTER on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 150.SDR-17302 - PUBLIC HEARING - APPLICANT: WEST ONE PROPERTIES, LTD - OWNER: ASP REALTY, INC. - Request for a Site Development Plan Review FOR A PROPOSED 6,180 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 4,480 SQUARE FEET OF RETAIL SPACE AND A 1,700 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH on 0.63 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 151.VAR-17156 - PUBLIC HEARING - APPLICANT/OWNER: GLENN J. SORRELLS - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A SEVEN-FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM HEIGHT PERMITTED IN A PORTION OF THE FRONT YARD on 0.15 acres at 1109 Shifting Sands Drive (APN 138-26-615-088), R-1 (Single Family Residential) Zone, Ward 5 (Weekly). NOTE: THE APPLICATION IS FOR AN EIGHT FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM. The Planning Commission (7-0 vote) and staff recommend DENIAL
- 152.RQR-17098 - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC - Appeal filed by the applicant from the denial by the Planning Commission of a Required Four-Year Review of an approved Special Use Permit (U-0025-98) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 vote) and staff recommend DENIAL
- 153.SUP-13490 - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 154.SDR-17057 - PUBLIC HEARING - APPLICANT/OWNER: SANTA FE 124, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 124-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 6.0 acres at 1111 Warbonnet Way (APN 163-04-501-004), R-PD23 (Residential Planned Development - 23 Units Per Acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 155.SDR-17211 - PUBLIC HEARING - APPLICANT/OWNER: SVS PROPERTIES, LTD, LLC - Request for a Site Development Plan Review FOR A 3,560 SQUARE-FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND A WAIVER TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 1.46

acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

156.SDR-17259 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE PROPOSED RENOVATION OF A CITY PARK on a portion of 68 acres at 850 North Mojave Road (APN 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommends APPROVAL

157.ROC-18015 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: SOUTHWEST COMMUNITIES DEVELOPMENT LLC - Request for a Review of Condition Number 9 of an approved Site Development Plan Review (SDR-6307) TO ADD A MINIMUM 18 FOOT SETBACK TO THE FRONT OF THE GARAGE AS MEASURED FROM BACK OF CURB OR EDGE OF THE PRIVATE STREET OR DRIVE on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (APNs Multiple), Ward 6 (Ross). Staff recommends APPROVAL

SET DATE

158.SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

CITIZENS PARTICIPATION

159.CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Bulletin Board, City Hall Plaza, (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

Exhibit "B"

(Attach Affidavit of Publication of Notice of Public Hearing)

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

1264772

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 3 edition(s) of said newspaper issued from 01/02/2007 to 01/16/2007, on the following days:

01/02/2007

01/08/2007

01/16/2007



Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

22 day of January, 2007.

Mary B. Sheffield

Notary Public

2007 FEB -5 P 2:14

RECEIVED
CITY CLERK

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 – FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN, that the final assessment roll for the City of Las Vegas, Nevada, Special Improvement District No. 1506 – Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on December 20, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1506 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or final assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, January, 17, 2007, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, January 12, 2007, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

1. He is entitled to be represented by counsel at the hearing;
2. Any evidence he desires to present on these issues must be presented at the hearing; and
3. Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in forty (40) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. The City Director of Finance and Business Services shall provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%. Penalties (at a rate not exceeding two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than January 12, 2007, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

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

Dated this December 20, 2006.

/s/ Barbara Jo Ronemus
BARBARA JO RONEMUS, City Clerk
PUB: January 2, 8, 16, 2007 LV Review-Journal

Exhibit "C"

(Attach minutes of public hearing on January 17, 2007)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2006-70 – Amends the legal description and map describing and depicting the boundaries of the Pedestrian Mall to reflect certain street vacation actions. Proposed by: Bradford R. Jerbic, City Attorney

Fiscal Impact

☒ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The boundaries of the City's Pedestrian Mall are described by ordinance. This bill will amend the description of the Pedestrian Mall to reflect certain street vacation actions that have taken place.

RECOMMENDATION:

ADOPTION at 1/17/2007 City Council meeting as a First Amendment pursuant to the 1/2/2007 Recommending Committee.

First Reading – 12/20/2006; First Publication – 1/5/2007

BACKUP DOCUMENTATION:

1. Bill No. 2006-70 – First Amendment
2. Business Impact Statement

Motion made by LOIS TARKANIAN to Approve as a First Amendment

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

Second reading and bill adopted as a First Amendment as Ordinance No. 5876. City Clerk to proceed with second publication.

CITY OF LAS VEGAS)

I, Beverly K. Bridges, do hereby swear, upon oath according to law:

Acting City Clerk of the City of Las Vegas, Nevada.

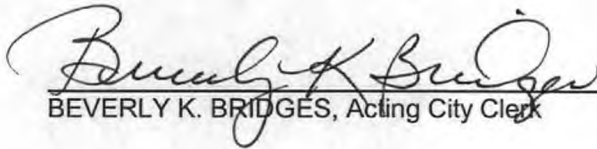
FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 – FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET)” by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on December 28, 2006, being at least twenty (20) days prior to the hearing on January 17, 2007, to the last known address of each last known owner of land within the District whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the records of the County Assessor of Clark County, Nevada, and from such other sources as I, the City of Las Vegas and Public Works Department, deemed to be reliable.

and made a part hereof, all addresses therein being situate within the City of Las Vegas, Nevada, unless otherwise indicated, such names and addresses being the same as those shown on the "Tabulation of Parcels" or "Final Assessment Roll."

and correct copy of the notice as mailed as herein described.

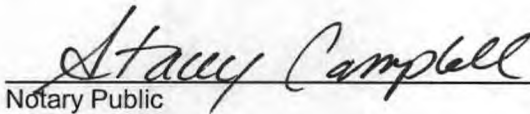
5. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

Further Affiant sayeth naught.


BEVERLY K. BRIDGES, Acting City Clerk

SUBSCRIBED and SWORN to before me in the City of Las Vegas, Nevada, this MARCH 9, 2007.

My commission expires 10/14/08.


Notary Public

(NOTARIAL STAMP)

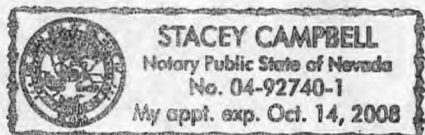


EXHIBIT "A"

(Attach List of Property Owners with Their Addresses)

APN: 139-34-601-002 ETAL

WHEN RECORDED, RETURN TO:

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
SPECIAL IMPROVEMENT DISTRICT
400 STEWART AVENUE, 4TH FLOOR
LAS VEGAS, NV 89101

CITY OF LAS VEGAS

FINAL ASSESSMENT ROLL NO. 2006-4

SPECIAL IMPROVEMENT DISTRICT NO. 1506

FREMONT STREET PEDESTRIAN IMPROVEMENTS
(LAS VEGAS BOULEVARD TO 8TH STREET)

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2006-4****
SPECIAL IMPROVEMENT DISTRICT 1506
FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-601-002	PARCEL MAP FILE 111 PAGE 66 LOT 1	MELE PONO HOLDING CO 515 S FLORENCE AVE SANDPOINTE ID 83864-1142	0.45	0.45	\$ 3,120,000	\$ 486,346	\$ 63,746	\$ 63,746
139-34-611-002	HAWKINS ADD	EXBER INC	0.15	0.61	\$ 4,800,000	\$ 374,112	\$ 14,166	\$ 57,608
139-34-611-003	PLAT BOOK 1 PAGE 40	107 N 6TH ST 3RD FLOOR	0.14				\$ 13,221	
139-34-611-010	BLOCK 2, LOTS 7-10, 23-26, & VAC ALLEY	LAS VEGAS NV 89101-4239	0.32				\$ 30,221	
139-34-611-004	HAWKINS ADD	HAM ARTEMUS W III	0.23	0.30	\$ 2,080,000	\$ 324,230	\$ 32,581	\$ 42,497
139-34-611-005	PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 11-14	2008 GRAY EAGLE WY LAS VEGAS NV 89117-5738	0.07				\$ 9,916	
139-34-611-006	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, LOT 15	PREMIER TRUST TRS HECHT MARTIN D REVOCABLE TRUST 2700 W SAHARA AVE #300 LAS VEGAS NV 89102-1714	0.08	0.08	\$ 470,000	\$ 73,264	\$ 11,333	\$ 11,333
139-34-611-007	HAWKINS ADD	HAM A W III TRUST	0.15	0.28	\$ 1,790,000	\$ 279,025	\$ 21,249	\$ 39,665
139-34-611-008	PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 16-18 & PT LOT 19	HAM A W III TRS 2008 GRAY EAGLE WY LAS VEGAS NV 89117-5738	0.13				\$ 18,416	
139-34-611-009	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, PT LOT 19 & LOTS 20-22	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.23	0.23	\$ 1,500,000	\$ 233,820	\$ 32,581	\$ 32,581
139-34-611-015	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOT 7	NATIONWIDE CHECK SERVICE INC 515 FREMONT ST LAS VEGAS NV 89101-5611	0.07	0.07	\$ 470,000	\$ 73,264	\$ 9,916	\$ 9,916

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2006-4****
SPECIAL IMPROVEMENT DISTRICT 1506
FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-611-016	HAWKINS ADD	T-BREO II LLC	0.14	0.34	\$ 2,360,000	\$ 367,877	\$ 19,832	\$ 48,164
139-34-611-017	PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 8-12	1 MAIN ST LAS VEGAS NV 89101-6370	0.20				\$ 28,332	
139-34-611-018	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 1-5, 13-22 & VAC ALLEY	CITY OF LAS VEGAS C/O OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	1.24	1.24	\$ 10,780,000	\$ 840,193	\$ 175,657	\$ 175,657
139-34-611-019	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 6 & 7	STURMAN RICHARD & BEATRICE 114 N 3RD ST LAS VEGAS NV 89101-2926	0.15	0.15	\$ 940,000	\$ 146,527	\$ 21,247	\$ 21,247
139-34-611-020	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 8-12	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	0.37	0.37	\$ 2,360,000	\$ 367,877	\$ 52,414	\$ 52,414
139-34-611-021	HAWKINS ADD	PINI DARIO	0.25	1.70	\$ 10,660,000	\$ 1,107,787	\$ 23,610	\$ 221,460
139-34-611-022	PLAT BOOK 1 PAGE 40	1335 MISSION RIDGE RD	0.16				\$ 15,110	
139-34-612-005	BLOCK 6, LOTS 28-32 & PLAT BOOK 1 PAGE 15 BLOCK 13, LOTS 1-5 & PT SW4 NE4 34 20 61 .39A	SANTA BARBARA CA 93103-2056	1.29				\$ 182,740	
139-34-611-023	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 26 & 27	RAMIREZ GENEVIEVE S TRUST 4129 ANNIE OAKLEY DR LAS VEGAS NV 89121-6301	0.16	0.16	\$ 1,020,000	\$ 79,499	\$ 15,110	\$ 15,110
139-34-611-024	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 6, LOTS 23-25	SEARS ROBERT M WIEDBUSCH JOAN LYNN C/O H & L REALTY & MGT P O BOX 7440 LAS VEGAS NV 89125-7440	0.25	0.25	\$ 1,520,000	\$ 118,469	\$ 23,610	\$ 23,610

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2006-4****
SPECIAL IMPROVEMENT DISTRICT 1506
FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-611-051	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 23-26	MELE PONO HOLDING CO C/O VEGAS VALLEY COMMERCIAL 1023 WHITNEY RANCH DR HENDERSON NV 89014-3073	0.33	0.33	\$ 2,030,000	\$ 158,218	\$ 31,165	\$ 31,165
139-34-611-052	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 27-30	EDEN L P C/O K GRAVES 1216 S 17TH ST LAS VEGAS NV 89104-1833	0.33	0.33	\$ 2,030,000	\$ 158,218	\$ 31,165	\$ 31,165
139-34-611-053	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 31 & 32	AT&T COMMUNICATONS NV INC 8545 126TH AVE N P O BOX 2826 LARGO FL 33779-2826	0.16	0.16	\$ 1,020,000	\$ 79,499	\$ 15,110	\$ 15,110
139-34-611-055	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 3, LOTS 13-22	CENTRAL TELEPHONE CO C/O PPTY TAX DEPT P O BOX 7909 OVERLAND PARK, KS 66207-0909	0.78	0.78	\$ 5,600,000	\$ 436,464	\$ 73,663	\$ 73,663
139-34-611-056	HAWKINS ADD PLAT BOOK 1 PAGE 40 BLOCK 2, LOTS 1-6, 27-32 & VAC ALLEY	STREAMLINE TOWER LLC 717 S 8TH ST LAS VEGAS NV 89101-7006	0.97	0.97	\$ 9,490,000	\$ 739,651	\$ 91,606	\$ 91,606
139-34-612-004	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 3, LOTS 1-6, C & PLAT BOOK 1 PAGE 40 BLOCK 7, LOTS 1-17 & VAC ALLEY	EXBER INC 107 N 6TH ST 3RD FLOOR LAS VEGAS NV 89101-4239	2.77	2.77	\$ 36,000,000	\$ 2,805,840	\$ 392,395	\$ 392,395

CITY OF LAS VEGAS
****FINAL ASSESSMENT ROLL NO. 2006-4****
SPECIAL IMPROVEMENT DISTRICT 1506
FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET)

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	APN ACRES	TOTAL OWNER ACRES	MARKET VALUE	ESTIMATED MAXIMUM BENEFIT	APN TOTAL	ASSESSMENT TOTAL
139-34-612-006	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 4-8	SHREE GANESHA INC 700 E FREMONT ST LAS VEGAS NV 89101-5616	0.82	0.82	\$ 5,080,000	\$ 791,870	\$ 116,160	\$ 116,160
139-34-612-007	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOT 3	7TH STREET PROPERTIES L L C C/O F ELAM 2468 PING DR HENDERSON NV 89074-8315	0.16	0.16	\$ 1,020,000	\$ 79,499	\$ 15,110	\$ 15,110
139-34-612-008	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOT 2	FERGUSON FAMILY TRUST FERGUSON PAUL & KATHERINE CO-TRS 2117 SILVER AVE LAS VEGAS NV 89102-2221	0.16	0.16	\$ 1,020,000	\$ 79,499	\$ 15,110	\$ 15,110
139-34-612-009	BUCKS SUB	DOWNTOWNER 1999 TRUST	0.15	0.32	\$ 2,030,000	\$ 158,218	\$ 14,166	\$ 30,221
139-34-612-018	PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 1 & 13	KOVAK-COHN 1989 TRUST 129 N 8TH ST LAS VEGAS NV 89101-4207	0.17				\$ 16,055	
139-34-612-017	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 14-16	PINJUV MATTHEW ETAL 2908 SARINA AVE HENDERSON NV 89074-2848	0.50	0.50	\$ 3,050,000	\$ 237,717	\$ 47,220	\$ 47,220
139-34-612-019	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 12, LOTS 9-12	750 FREMONT L L C 770 N. LASALLE ST #414 CHICAGO IL 60610-3740	0.70	0.70	\$ 5,600,000	\$ 436,464	\$ 99,161	\$ 99,161
139-34-612-084	BUCKS SUB PLAT BOOK 1 PAGE 15 BLOCK 13, LOTS 6 & 7-13	MARTINEZ DAN & STEPHANY C/O J MARTINEZ 1729 WANDERING WINDS WY LAS VEGAS NV 89128-7978	1.39	1.39	\$ 11,200,000	\$ 872,928	\$ 196,906	\$ 196,906
REPORT TOTALS			15.62	15.62			\$ 1,970,000	\$ 1,970,000

DATE: 12/20/06

PAGE 4

CERTIFICATE

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

To the City Council of the City of Las Vegas, Nevada:

I hereby certify and report that the foregoing is the Final Assessment Roll No. 2006-4 and assessments made by me pursuant to the Resolution adopted on the 20th day of December 2006, for the purpose of paying that part of the costs which you decided should be paid and borne by the special assessments for Special Improvement District No. 1506, that in making such assessments, I have, as near as may be, and according to my best judgment, conformed in all things to the direction contained in your resolution herein before referred to.

Dated this 20th day of December 2006, at Las Vegas, Nevada.


Jorge Cervantes, P.E., P.T.O.E.
City Engineer

EXHIBIT "B"

(Attach Notice of Hearing as Mailed)

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1506 – FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN, that the final assessment roll for the City of Las Vegas, Nevada, Special Improvement District No. 1506 – Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on December 20, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1506 Creation Ordinance heretofore adopted (the "Creation Ordinance"). The street to be improved by the improvements is:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or final assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the Project.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, January 17, 2007, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, January 12, 2007, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such

assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in forty (40) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. The City Director of Finance and Business Services shall provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%. Penalties (at a rate not exceeding two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than January 12, 2007, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

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

Dated this December 20, 2006.


BARBARA JO RONEMUS, City Clerk

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ Consent ☒ Discussion

SUBJECT:

RESOLUTIONS:

R-96-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency (RDA) and Las Vegas Group, LLC, d/b/a Western Exterminator Company, Inc., located at 108 West Wyoming Avenue (APN 162-04-608-009) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 3 (Reese) [NOTE: This item is related to RDA Items 4 (RA-10-2006) and 5]

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting Las Vegas Group, LLC, d/b/a Western Exterminator Company, Inc., with the cost of visual improvements to the commercial building at 108 West Wyoming Avenue. Approval will adopt findings that the Agreement is in compliance with and in furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Resolution No. R-96-2006
2. Before and After Photos/Renderings of Project
3. Site Map

Motion made by GARY REESE to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LOIS TARKANIAN); (Excused-None)

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

Minutes:

SCOTT ADAMS, Director of the Office of Business Development, stated that City Council Item 66 and Redevelopment Agency Items 4 and 5 pertain to a CVIP, of which he showed current facade photos and drawings of planned exterior improvements that will cost approximately \$150,000. Staff recommends approval of all three items.

STEVEN BLACK, 101 Casino Center Drive, appeared on behalf of the property owner.

City Council Item 66 and Redevelopment Agency Items 4 and 5 for 12/20/2006 contain duplicate minutes.

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WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") adopted on March 5, 1986, that plan of redevelopment entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area pursuant to Ordinance 3218, which Redevelopment Plan has been subsequently amended on February 3, 1988, by Ordinance 3339; April 11, 1992, by Ordinance 3637, on November 4, 1996, by Ordinance 4036, on December 17, 2003, by Ordinance 5652 and on May 17, 2006, by Ordinance 5830 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate boundaries of the City of Las Vegas (the "Redevelopment Area") as in need of redevelopment in order to eliminate the environmental deficiencies and blight existing therein; and

WHEREAS, the Agency approved on October 20, 2004 the form for the Commercial VIP Agreement, the Commercial VIP Affidavit, and the Commercial VIP Program Manual, in order to provide funding to owners of commercial properties located within the Redevelopment Area for the purpose of making improvements to the exterior of such commercial properties; and

WHEREAS, LAS VEGAS GROUP, LLC D/B/A WESTERN
EXTERMINATOR, INC. (the "Participant") is the owner of real property and improvements

1 located at 108 West Wyoming Avenue, and which parcel is commonly known as APN 162-04-
2 608-009 (the "Site"); and

3 WHEREAS, the City Council of the City of Las Vegas has considered the
4 findings that the development of improvements to a building, facilities, structures or other
5 improvements to be located at the Site are of benefit to the Redevelopment Area or the
6 immediate neighborhood in which the Redevelopment Area is located; and

7
8 WHEREAS, the City Council of the City of Las Vegas has considered the
9 findings that no other reasonable means of financing the building, facilities or structures or
10 other improvements on the Site are available; and

11
12 WHEREAS, the City Council of the City of Las Vegas has considered the
13 undertakings of the Agency in connection with the Ownership Participation Agreement (the
14 "Agreement"), which provides for the contribution of funds to Las Vegas Group, LLC d/b/a
15 Western Exterminator, Inc. for making physical, visual improvements to the building located
16 on the Site, all as more fully set forth in the Agreement.

17
18 NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of
19 the City of Las Vegas hereby finds and determines that the development of building, facilities,
20 structures or other improvements on the Site are of benefit to the Redevelopment Area or the
21 immediate neighborhood in which the Redevelopment Area is located; and

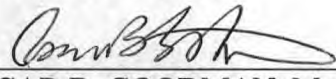
22
23 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby
24 finds and determines there are no reasonable means of financing those building, facilities,
25 structural or other improvements on the Site; and

26
27 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby
28 consents to the undertakings of the Agency in connection with the Agreement with Las Vegas

1 Group, LLC d/b/a Western Exterminator, Inc. for the Project concerning the development on
2 the Site.
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5 THE FOREGOING RESOLUTION was passed, adopted and approved this
6 20th day of December, 2006.

7 CITY OF LAS VEGAS

8 By 
9 OSCAR B. GOODMAN, Mayor

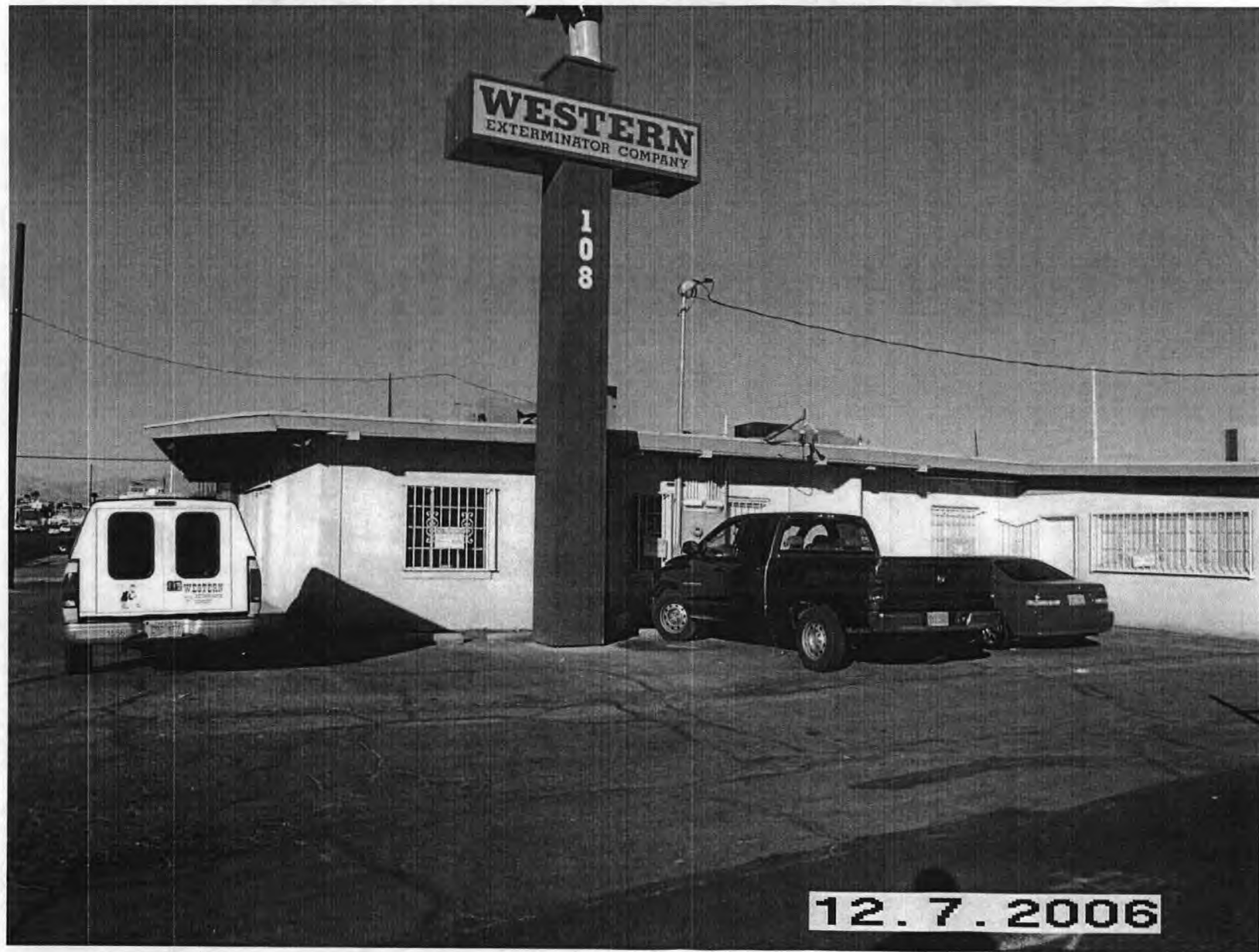
10 ATTEST:

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12 BARBARA JO RONEMUS, City Clerk

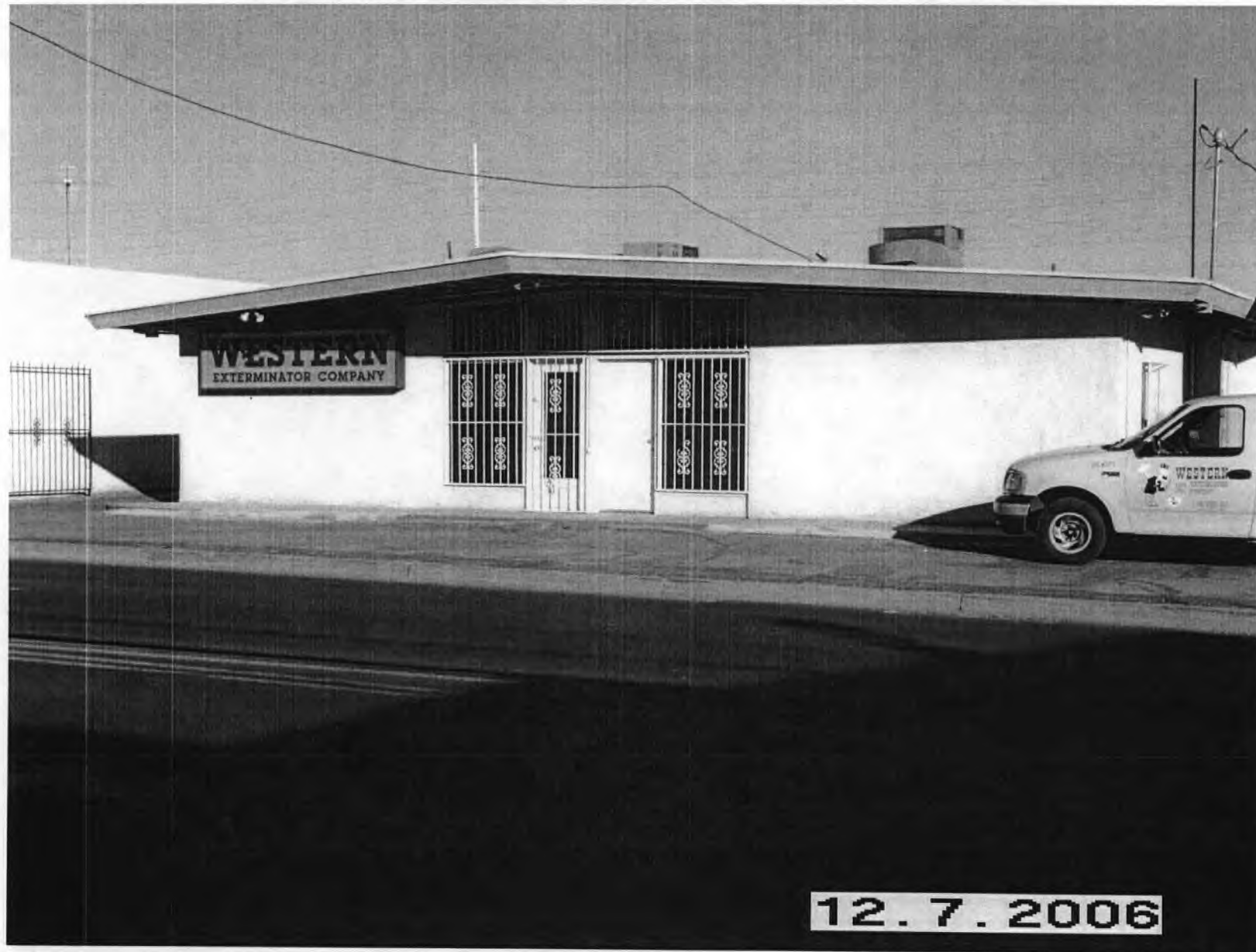
13 APPROVED AS TO FORM:

14  12/12/06
15 Date

BEFORE & AFTER PICTURES
(Western Exterminator Company – 108 West Wyoming Avenue)



BEFORE & AFTER PICTURES
(Western Exterminator Company – 108 West Wyoming Avenue)



AFTER RENDERING
(Western Exterminator - 108 West Wyoming Avenue)



PERSPECTIVE FROM WYOMING AVENUE

ASYLUM design, LLC

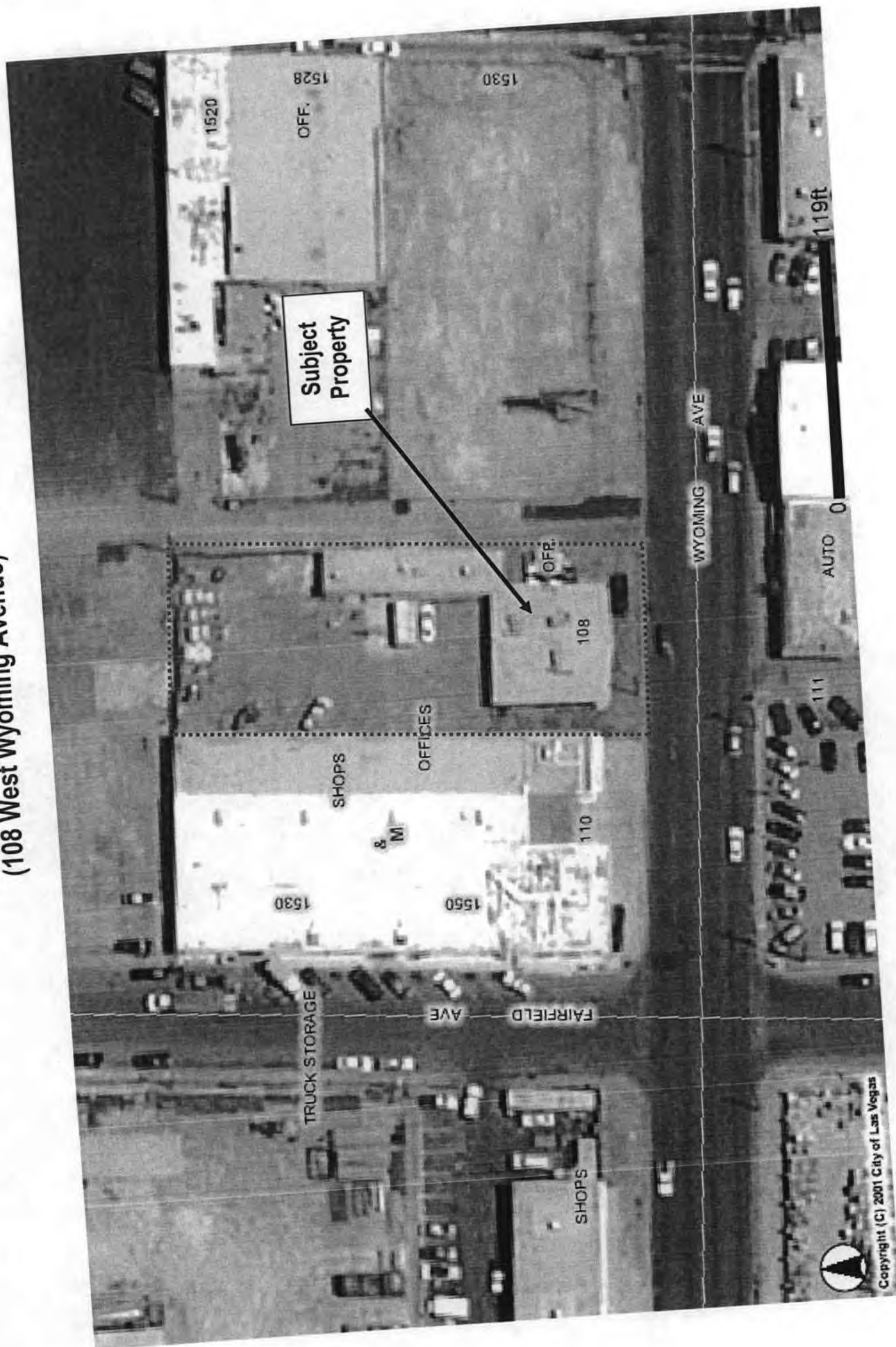
101 Convention Center Drive, Suite 1100
Las Vegas, NV 89109
p: 702.616.8833
f: 702.616.8366
sblack@asylumdesign.biz



OFFICE REMODEL

Western Extermination Company
108 West Wyoming Avenue

SITE MAP
(108 West Wyoming Avenue)



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ Consent ☒ Discussion

SUBJECT:

RESOLUTIONS:

R-97-2006 - Discussion and possible action regarding a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the Redevelopment Agency and Granite Properties II, LLC, located at 20 and 22 Fremont Street (APN 139-34-111-030 and 029) to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Agency - Ward 5 (Weekly) [NOTE: This item is related to RDA Items 6 (RA-11-2006) and 7]

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting Granite Properties II, LLC, with the cost of visual improvements to the commercial building at 20 and 22 Fremont Street. Approval will adopt findings that the Agreement is in compliance with and in furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Resolution No. R-97-2006
2. Before and After Photos/Renderings of Project
3. Site Map

Motion made by LAWRENCE WEEKLY to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

Minutes:

SCOTT ADAMS, Director of the Office of Business Development, stated that City Council Item 67 and Redevelopment Agency Items 6 and 7 pertain to a CVIP, of which he showed current facade photos and drawings of planned exterior improvements. The estimated budget of \$180,000 well exceeds the match amount. Staff recommends approval of all three items.

VAUGHN CANNON appeared representing the property owner.

City Council Item 67 and Redevelopment Agency Items 6 and 7 for 12/20/2006 contain duplicate minutes.

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1 WHEREAS, the City Council of the City of Las Vegas has considered the
2 findings that the development of improvements to a building, facilities, structures or other
3 improvements to be located at the Site are of benefit to the Redevelopment Area or the
4 immediate neighborhood in which the Redevelopment Area is located; and
5

6 WHEREAS, the City Council of the City of Las Vegas has considered the
7 findings that no other reasonable means of financing the building, facilities or structures or
8 other improvements on the Site are available; and
9

10 WHEREAS, the City Council of the City of Las Vegas has considered the
11 undertakings of the Agency in connection with the Ownership Participation Agreement (the
12 "Agreement"), which provides for the contribution of funds to Granite Properties II, LLC for
13 making physical, visual improvements to the building located on the Site, all as more fully set
14 forth in the Agreement.
15

16 NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of
17 the City of Las Vegas hereby finds and determines that the development of building, facilities,
18 structures or other improvements on the Site are of benefit to the Redevelopment Area or the
19 immediate neighborhood in which the Redevelopment Area is located; and
20

21 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby
22 finds and determines there are no reasonable means of financing those building, facilities,
23 structural or other improvements on the Site; and
24

25 RESOLVED FURTHER, that the City Council of the City of Las Vegas hereby
26 consents to the undertakings of the Agency in connection with the Agreement with Granite
27 Properties II, LLC for the Project concerning the development on the Site.
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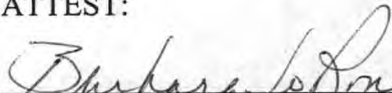
THE FOREGOING RESOLUTION was passed, adopted and approved this

20TH day of December, 2006.

CITY OF LAS VEGAS

By 
OSCAR B. GOODMAN, Mayor

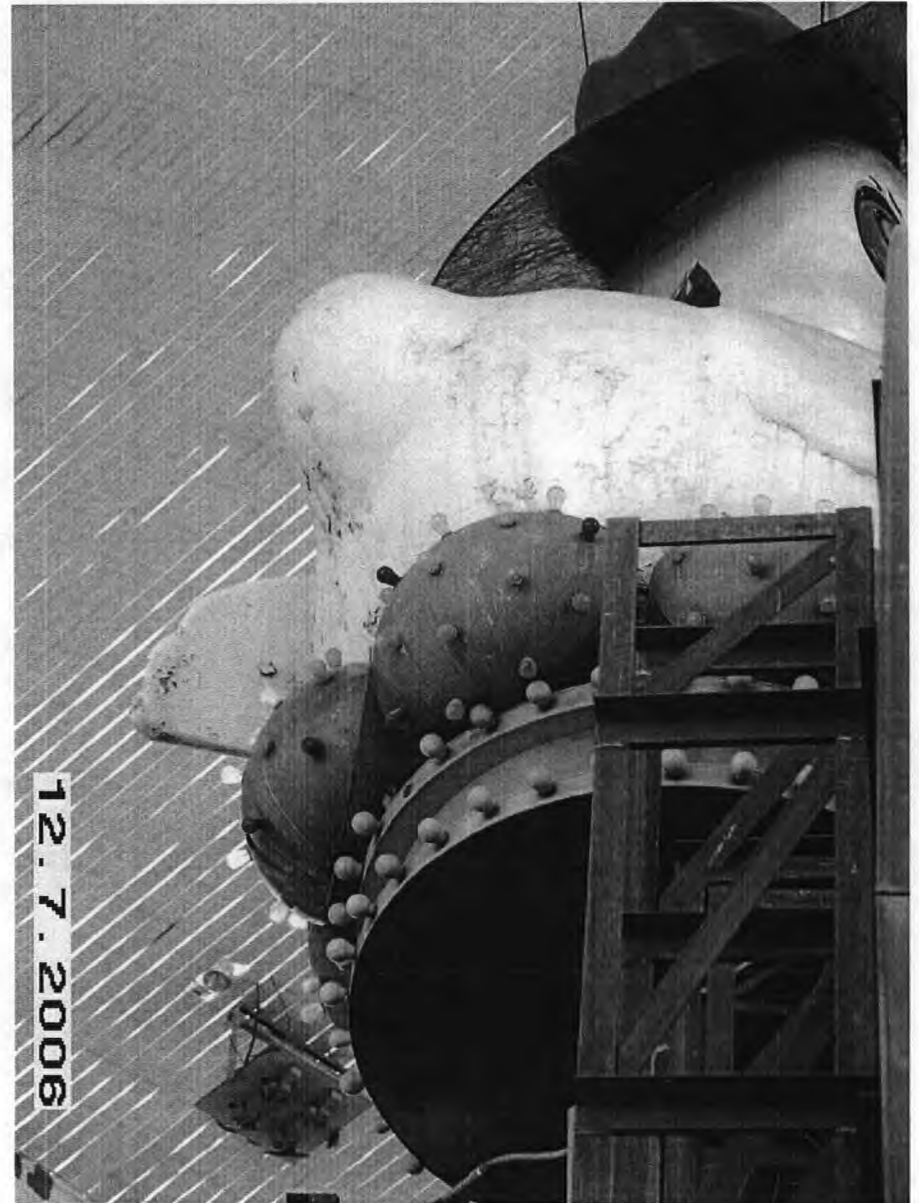
ATTEST:


BARBARA JO RONEMUS, City Clerk

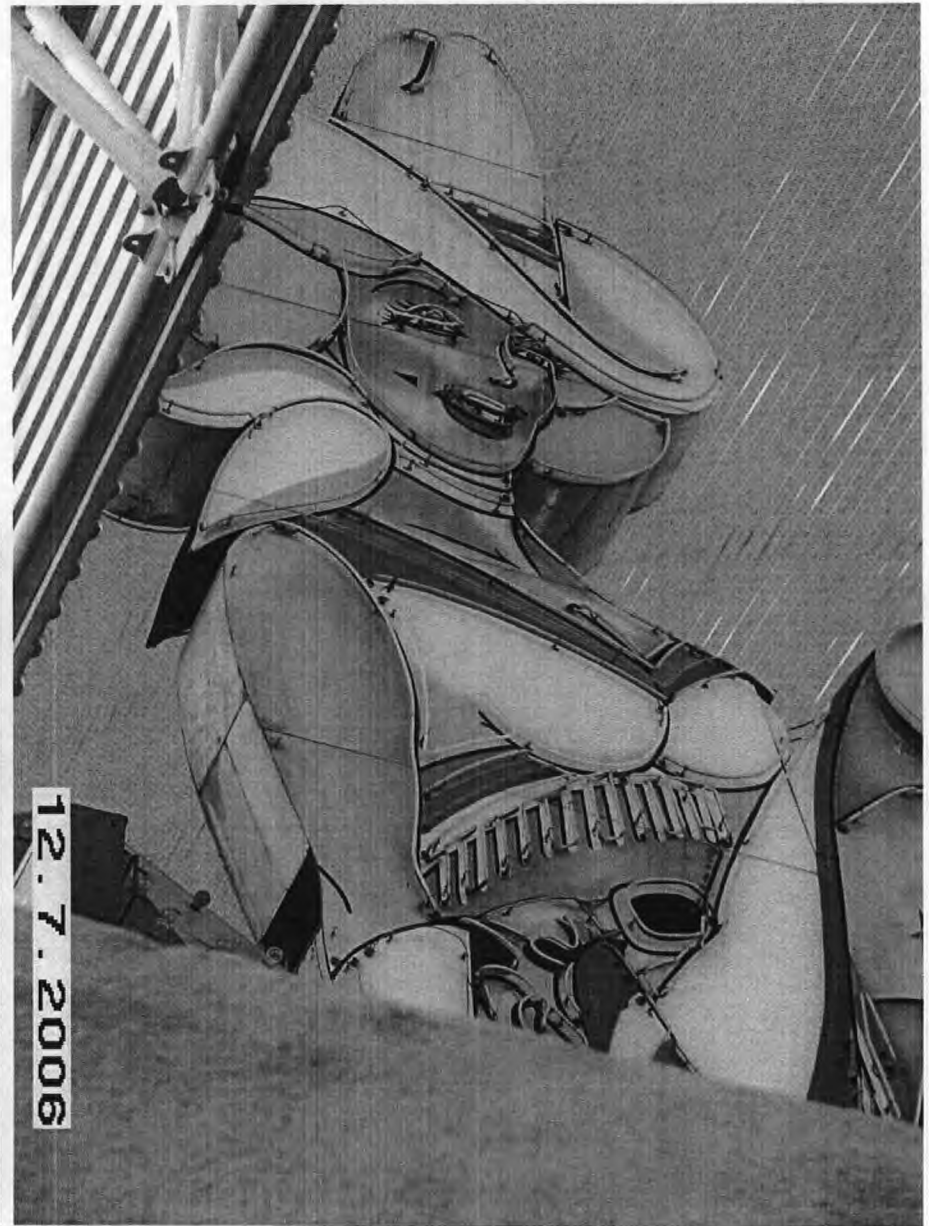
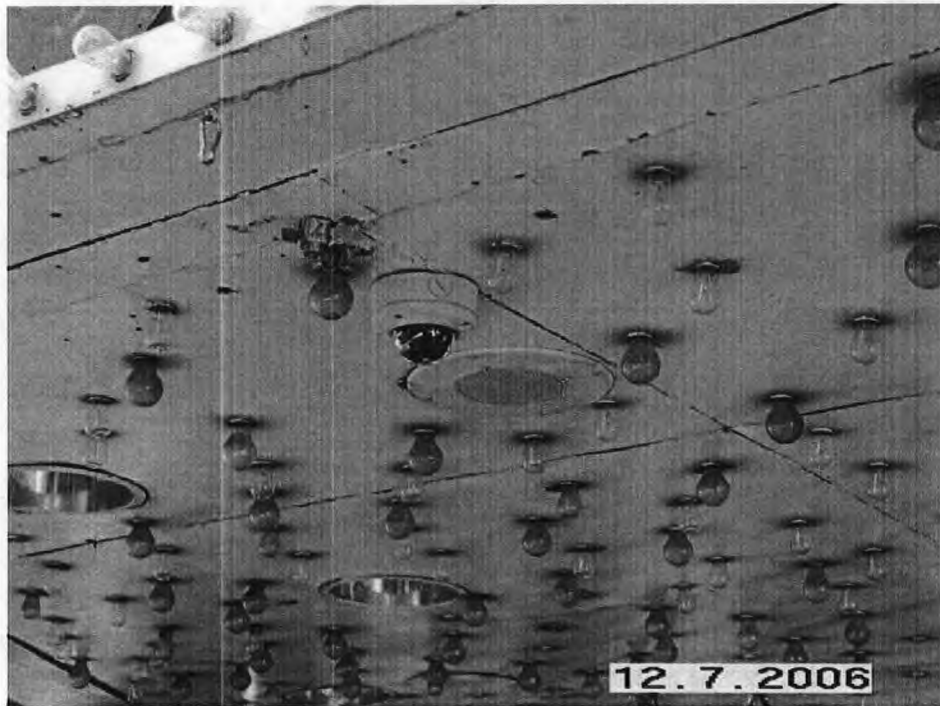
APPROVED AS TO FORM:

 12/12/06
Date

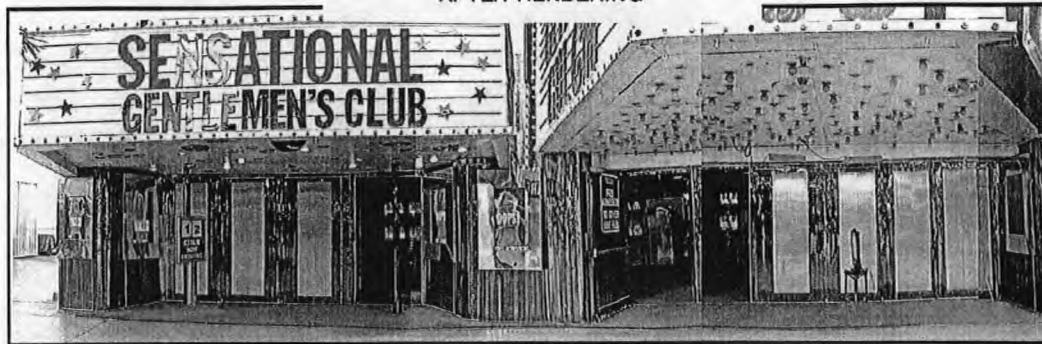
BEFORE
(Glitter Gulch/Golden Goose – 20 & 22 Fremont Street)



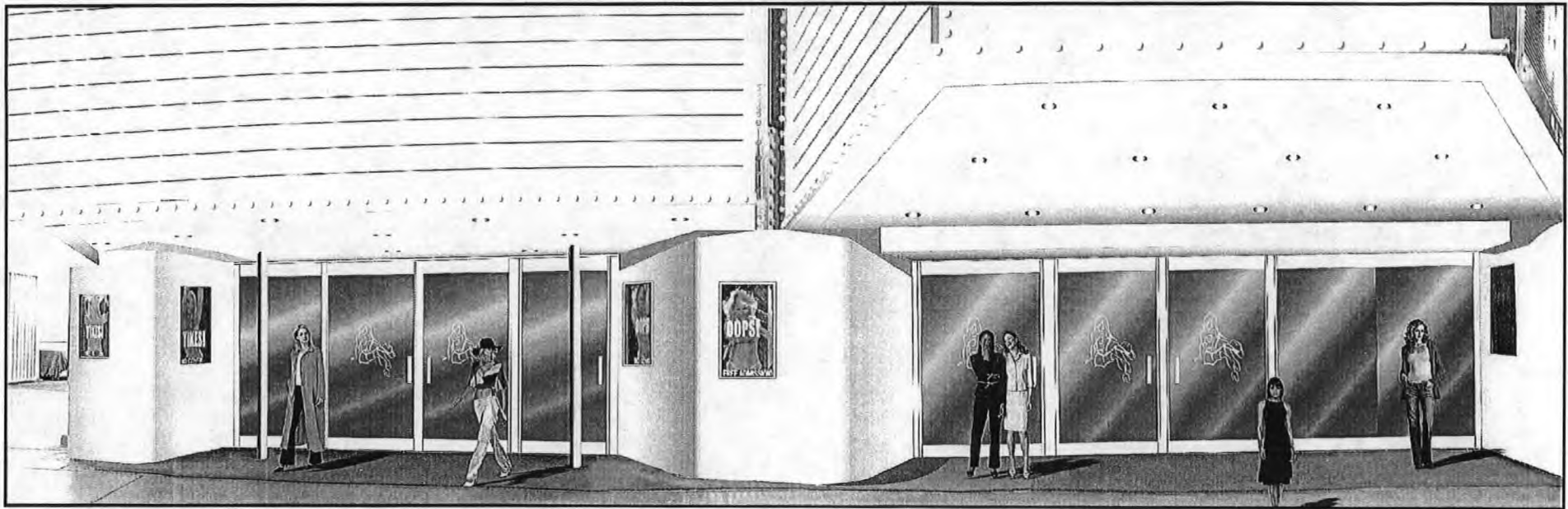
BEFORE
(Glitter Gulch/Golden Goose – 20 & 22 Fremont Street)



AFTER RENDERING



EXISTING BUILDING ELEVATION



PROPOSED REMODEL

**FEDERAL
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Revisions:

Account Rep: **K. MOULTRAY**

Drawn By: **M. ELLIS**

File Path:

ALV/GLITTERGULCH/10560

Project / Location:

**GLITTER GULCH
LAS VEGAS NV.**

Project Manager: **L. MADEC**

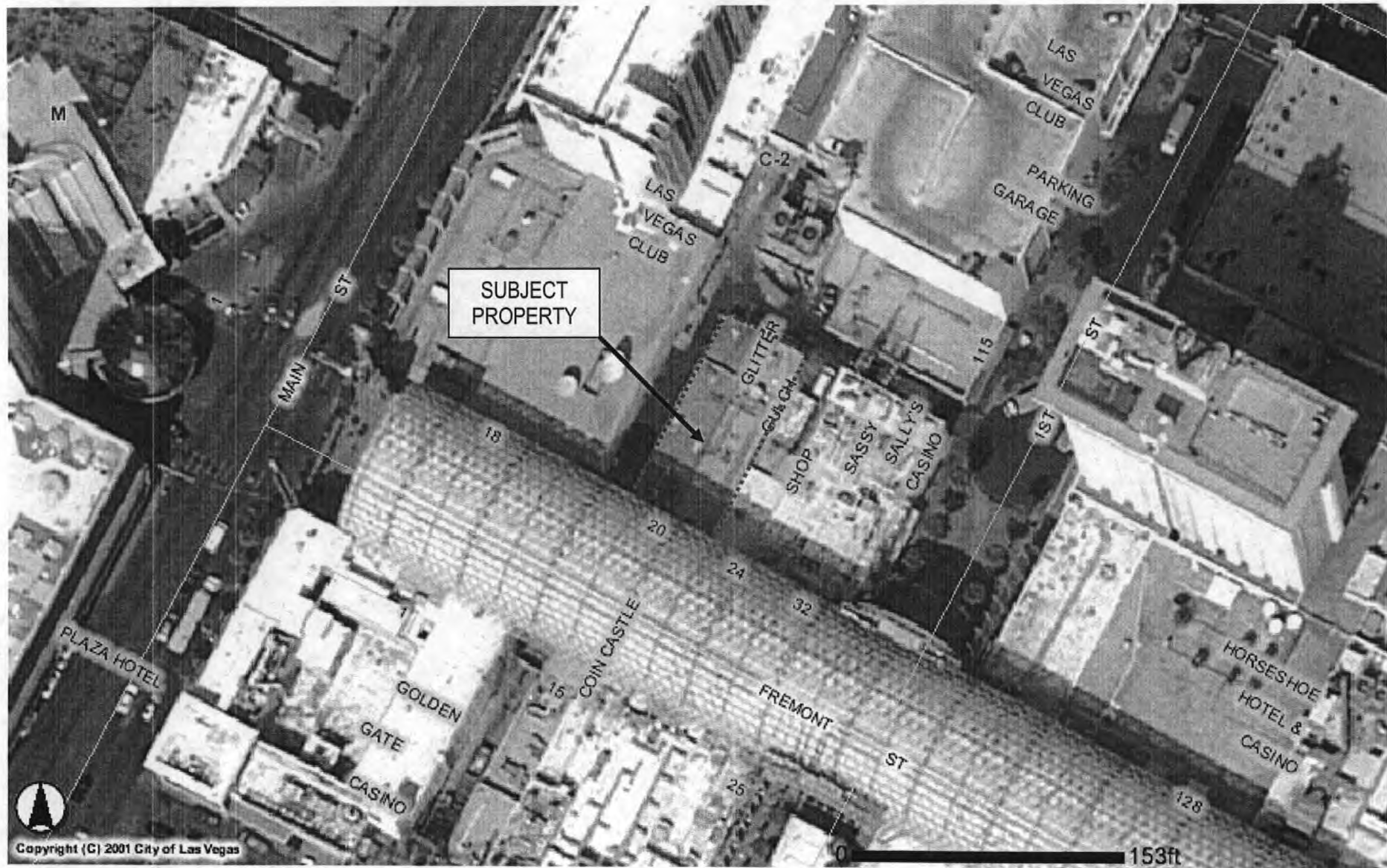
File Number: **10560**

Date: **11-16-06**

Sheet Number: **1** of **1**

Design Number: **10560**

SITE MAP
(20 & 22 Fremont Street)



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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐ Consent ☒ Discussion**SUBJECT:****RESOLUTIONS:**

R-98-2006 - Discussion and possible action regarding a Resolution and Notice regarding the granting of a non-exclusive electric service franchise to Nevada Power Company, Inc., setting the purpose, character, term, time and conditions of the proposed franchise and setting a public hearing on the advisability of granting the proposed franchise – All Wards

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

Nevada Power Company, Inc. currently has a franchise issued by the City for the purpose of providing electric service to consumers in the City. This franchise will expire November 3, 2007. Nevada Power has requested that the City grant it a new eighteen-year franchise in order that it may continue to provide electric service to consumers in the City, subject to the proposed Franchise Agreement on file with the City Clerk. Nevada Power will pay the City its annual gross revenue as required by LVMC 6.67.040.

This Resolution and Notice is presented in accordance with procedures set forth in the City Charter. The date of the public hearing will be January 17, 2007.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution and Notice and authorize its execution on the Council's behalf.

BACKUP DOCUMENTATION:

Resolution No. R-98-2006

Motion made by GARY REESE to Approve

For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MARK VINCENT, Director of Finance and Business Services, paraphrased the information under the Purpose/Background section. Staff recommends approval.

**RESOLUTION AND NOTICE REGARDING THE GRANTING OF A
NON-EXCLUSIVE ELECTRIC SERVICE FRANCHISE TO NEVADA POWER
COMPANY, INC., SETTING THE PURPOSE, CHARACTER, TERM, TIME AND
CONDITIONS OF THE PROPOSED FRANCHISE AND SETTING A PUBLIC
HEARING ON THE ADVISABILITY OF GRANTING THE PROPOSED FRANCHISE**

WHEREAS, CITY OF LAS VEGAS (CITY), is desirous of continuing to provide its residents the opportunity to receive electrical service; and

WHEREAS, NEVADA POWER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Nevada, and duly qualified and authorized to transact a public utility business within the State of Nevada, is currently engaged in the business of furnishing electric service in the CITY; and

WHEREAS, the CITY entered into a franchise agreement with NEVADA POWER COMPANY dated November 14, 1979 (1979 Franchise Agreement), granting NEVADA POWER COMPANY a Franchise to install, maintain, and use an electrical distribution system in, upon, along, across, above, over and under the public roads within the incorporated boundaries of the CITY for which it holds a certificate of public convenience and necessity issued by the Public Service Commission of the State of Nevada (which has since been designated the Public Utilities Commission of Nevada), which 1979 Franchise Agreement and Franchise granted thereunder expired in November 2004; and

WHEREAS, on November 3, 2004, the CITY renewed the 1979 Franchise Agreement and Franchise granted thereunder (Renewal Agreement) for a period of three years subject to the same terms, conditions and provisions of said 1979 Franchise Agreement; and

WHEREAS, NEVADA POWER COMPANY has submitted a written request dated December 1, 2006, requesting that the CITY renew its Franchise with the CITY for the use of the CITY'S rights-of-way for NEVADA POWER COMPANY power facilities and equipment; and

WHEREAS, the CITY and NEVADA POWER COMPANY have negotiated a proposed Franchise Agreement to replace the 1979 Franchise Agreement and the November 3, 2004, Renewal Agreement, which grants NEVADA POWER COMPANY for a period of 18 years the necessary permission and authority to utilize the various public highways, streets, roads, alleys, avenues, tunnels, parkways, and easements, including easements reserved for road and public utility

1 purposes in any patent granted by the United States of America to the CITY for the purposes of
2 owning, constructing, operating, maintaining, upgrading and repairing an electrical distribution
3 system for the sole purpose of providing electrical service in the CITY.

4 NOW, THEREFORE, pursuant to the requirements of Section 7.050 of the Las Vegas
5 Charter, IT IS HEREBY ACKNOWLEDGED, DETERMINED AND RESOLVED, by the City
6 Council of the City of Las Vegas, Nevada, as follows:

7 1. That NEVADA POWER COMPANY has requested that its franchise be renewed for
8 the purpose of owning, constructing, operating, maintaining, upgrading and repairing an electrical
9 distribution system for the sole purpose of providing electrical service within the corporate
10 boundaries of the CITY.

11 2. That the purposes, character, terms, time and conditions that the CITY proposes to
12 require in response to NEVADA POWER COMPANY'S request to install and operate its electrical
13 distribution system within the CITY through January 31, 2025, are fully set forth in the proposed
14 Franchise Agreement on file in the office of City Clerk of the City of Las Vegas, Nevada, which said
15 proposed Franchise Agreement is available for inspection by members of the public. Said proposed
16 Franchise Agreement is, by this reference, incorporated herein and made a part of this Resolution
17 and Notice.

18 3. That a public hearing be, and hereby is, set for Wednesday, 17th day of January, 2007,
19 in the City Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, at the
20 hour of 1:00 P.M. for the purpose of hearing any objections or protests made by any person to the
21 granting to NEVADA POWER COMPANY the right to install and operate an electrical distribution
22 system for delivery of electrical service within the corporate boundaries of the CITY pursuant to the
23 proposed Franchise Agreement.

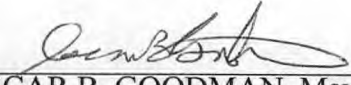
24 4. That all interested persons shall have, and are hereby given, the right to appear and
25 be heard on the question of the advisability of granting NEVADA POWER COMPANY the right
26 to install and operate an electrical distribution system within the CITY pursuant to the proposed
27 Franchise Agreement at the place, date and hour specified for the public hearing in paragraph 3 of
28 this Resolution and Notice, or at any subsequent time to which said public hearing may be

1 adjourned.

2 5. That the notice provided by this Resolution and Notice is reasonably calculated to
3 inform each interested person of his or her opportunity to appear and be heard on the question of
4 granting NEVADA POWER COMPANY the right to install and operate an electrical distribution
5 system within the CITY pursuant to the proposed Franchise Agreement and that the City Clerk
6 therefore, be, and she hereby is, authorized, empowered and directed to cause a copy of this
7 Resolution and Notice to be published in full in the Las Vegas Review Journal during the two weeks
8 following the adoption of this Resolution and Notice, the first publication to be not later than the 30th
9 day of December 2006, and the second publication to be not later than the 7th day of January, 2007.

10 PASSED, ADOPTED, AND APPROVED this 20TH day of December, 2006.

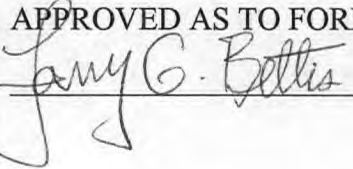
11 CITY OF LAS VEGAS

12
13 BY 
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 
17 BARBARA JO RONEMUS, City Clerk

18 APPROVED AS TO FORM

19  12-11-06
20 Date

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ Consent ☒ Discussion

SUBJECT:

BOARDS & COMMISSIONS:

PARK & RECREATION ADVISORY COMMISSION – Letia (Lee) Heenan, Term Expiration 1-7-2007

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The term of office for Letia (Lee) Heenan will expire January 7, 2007. There is no City residency requirement, terms are for three years; unexpired terms must be filled and there is no limit to the number of terms that may be served. Ms. Heenan is eligible and wishes to be reappointed.

RECOMMENDATION:

Procedure for this Board requires appointment by the City Council. Options are to appoint a new member OR to reappoint Ms. Heenan.

BACKUP DOCUMENTATION:

1. Memo, Dr. Barbara Jackson
2. Current Listing and Authority
3. Board Interest Forms, Shaun Schoener and Venus Carter Ramirez

Motion made by OSCAR B. GOODMAN to Approve the reappointment of Letia Heenan

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

Memorandum

City of Las Vegas
Leisure Services

RECEIVED
CITY CLERK



2006 NOV -2 A 10: 30

To: Barbara (Roni) Ronemus, City Clerk
From: Barbara P. Jackson, DPA, Director
cc. Mary Klaholz, Paula Clark
Date: November 1, 2007
Re: Parks and Recreation Advisory Commission – Reappointment

Letia (Lee) Heenan's term will expire on January 7, 2007. Lee **has requested a desire to be reappointed** to the Board. Lee has not missed any meetings in 2006 (ten meetings). She was excused for one meeting of nine (9) in 2005 and excused for one meeting of eleven (11) in 2004.

If you need additional information, please contact Mary Klaholz at extension 6588.

BPJ:mdk

PARK & RECREATION ADVISORY COMMISSION

<u>MEMBERS</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>	<u>ORIGINAL APPT.</u>	<u>TERM EXPIRES</u>
1. LOWENSTEIN, JOHN (Goodman's recommendation) (Replaces Father Dave Casaleggio)	7017 Via Locanda Avenue (Ward 6)	89131	1-18-2006 (Effective 2-5-2006)	2-5-2009
2. LEE, HARRY (Ross's recommendation) (Fills Unexpired Term of Heidi Hanusa, Resigned 9-29-2006)	8125 Bay Dunes Street (Ward 6)	89131	12-6-2006	12-7-2008
3. AKER, MICHAEL R., SR. (Brown's recommendation) (Fills Unexpired Term of Chris Lazzaro, Resigned 8-23-2006)	172 Marion Drive (Ward 3)	89110	10-4-2006 (Reappt 11-15-2006)	12-12-2009
4. KENNEDY, PAULINE (Tarkanian's recommendation) (Fills Unexpired Term of Brian Sitter, Resigned 8-10-2006)	3108 Roseville Way (Ward 1))	89102	9-20-2006	1-8-2009
5. HEENAN, LETIA (LEE) M. (Goodman's recommendation)	4527 Alpine Place (Ward 1)	89107	9-1974 (Reappt 12-15-1997) (Reappt 1-03-2001) (Reappt 1-7-2004)	1-7-2007
6. ROMEO, DONALD MD. (Brown's recommendation)	Hm: 4821 Black Bear Road Condominium No. 101 (Ward 6)	89149	1-1977 (Reappt 11-06-1996) (Reappt 10-20-1999) (Reappt 10-16-2002) (Reappt 11-02-2005)	11-18-2008
7. BLACKBURN, BRENT (Reese's recommendation)	1205 James Street (Ward 3)	89101	10-18-2000 (Reappt 12-05-2001) (Reappt 1-05-2005)	1-06-2008
8. CORBETT, STAVAN R. (Brown's recommendation)	412 Anchor Street	89110	11-2-2005	11-02-2008
9. JONES, ASHA (Reese's recommendation) (Fills Unexpired Term of Marjean Shea, Resigned 8-8-2006)	3540 N. Hualapai Way #2040 (Ward 4)	89129	10-18-2006	12-11-2008
10. WHITE, MALCOLM D. (L. McDonald's recommendation)	8504 Copper Falls Avenue (Ward 4)	89129	11-07-2001 (Reapp 4-7-2004)	4-07-2007
11. SHERMAN, LISA B. (Reese's recommendation) (Formerly Lisa Cavaretta)	P. O. Box 80104 (Mailing) (Ward 2) (3077 Yankee Clipper Dr., 89117, Home)	89180	4-01-1992 (Reappt 4-05-1995) (Reappt 3-23-1998) (Reappt 3-07-2001) (Reappt 3-17-2004)	4-01-2007

12.	FOGER, CHARLES (Weekly's recommendation)	1121 Tumbleweed Avenue (Ward 5)	89106	11-06-2002 3-24-2009 (Reappt 2-19-2003) (Reappt 3-1-2006)
13.	McGRATH, TOM (Tarkanian's recommendation)	1413 Vista Drive (Ward 1)	89102	3-1-2006 3-1-2009
14.	HAUPT, ERNIE (Reese's recommendations)	1434 Cottonwood Place (Ward 3)	89101	12-07-1998 3-24-2009 (Reappt 3-01-2000) (Reappt 3-05-2003) (Reappt 3-1-2006)
15.	McCURDY, WILLIAM (Goodman's recommendation)	1117 Hart Avenue (Ward 5)	89106	12-05-2001 2-20-2009 (Reappt 1-22-2003) (Reappt 1-18-2006)

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

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

AUTHORITY: LVMC 2.42. Amended by Bill 2001-70, Ordinance 5346, adopted 8-1-2001.

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

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

NOTES: No City residency requirement.

**NO FINANCIAL DISCLOSURE REQUIREMENT per Bill 2001-70,
Ordinance 5346, adopted 8-1-2001.**

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



RECEIVED
CITY CLERK

2006 JUL -6 P 4:27

City of Las Vegas Board, Commission, or Committee Interest Form

Name: Sharon Schoenen

Home Street Address: 1704 OAK Country Ln

City: Las Vegas ZIP Code: 89144

Work Street Address: 2720 N. Tanager Way

City: Las Vegas ZIP Code: 89128

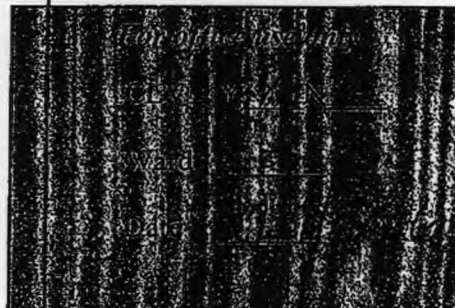
Employer: Sierra Health Services Occupation: Provision Network Analyst

Home Phone Number: (702) 413-1699 Work Phone Number: (702) 242-7042

Other Phone Number: (702) 205-5942 Email Address: —

Please list the boards, commissions, or committees that you are interested in serving on:

Any Comm Development
Civil Service
YNAPP
Park & Rec.



Please list any boards, commissions, or committees that you serve on, or have served on in the past (Use additional pages, if necessary):

N/A

Please discuss your qualifications to serve on any boards, commissions, or committees (Use additional pages, if necessary):

Former Neighborhood Liaison to Commissioner Reid. BA in Political Science and MA in Public Administration. Very involved in local government.

Please list any of your relatives or friends that work for the entity in which you would be serving:

N/A

Feel free to attach a resume to this form. Upon submitting this form, all information will be considered public information. This form will be kept on file for 6 months from date of submittal. It is the applicant's responsibility to submit a new form after that time. This form does not constitute an application for employment. Please do not submit this form electronically. It should be printed, completed and mailed along with a letter and resume.

Please submit to:

**City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101**

Fax: (702) 382-4803

**You may be required to be resident of the City of Las Vegas to serve certain boards, committees, or commissions.*

RECEIVED
CITY CLERK

2006 NOV -8 P 1:18



City of Las Vegas Board, Commission, or Committee Interest Form

Name: Venus Carter Ramirez

Home Street Address: 916 Shadow Mountain Place

City: Las Vegas **ZIP Code:** 89108

Work Street Address: 6375 W. Charleston Blvd.

City: Las Vegas **ZIP Code:** 89146

Employer: CCSN **Occupation:** Administrative Staff

Home Phone Number: 702-646-1711 **Work Phone Number:** 702-651-5775

Other Phone Number: - **Email Address:** vrlvemail@yahoo.com

Please list the boards, commissions, or committees that you are interested in serving on:

Parks & Recreation Advisory Commission

Page 1 of 2

For office use only

CLV Y N

Ward 5

Date 11-8-2006

Please list any boards, commissions, or committees that you serve on, or have served on in the past (Use additional pages, if necessary):

I currently serve as a board member of the Life in Christ Church in Las Vegas, Nevada and I have served on several hiring committees with the Community College of Southern Nevada. Also, I have served on one of the college's accreditation committees (Institutional Integrity) and the local March of Dimes, Walk for Life Committee for a financial institution.

Please discuss your qualifications to serve on any boards, commissions, or committees (Use additional pages, if necessary):

A life long resident of Las Vegas, Nevada, I have received many of the benefits of the programs and activities offered by the Parks and Recreations Department. As a young person, I participated in the Search for Talent program (*I made it to the finals*). I also participated in sports, arts events and many other activities offered by the city. I was an actor with the Las Vegas Little Theatre and I hold a Bachelor of Arts in Performance from UNLV. Along with my recent participation in the Las Vegas Citizens Academy, Class of 2006, I believe through my experiences, I will be able to assist the current board and the City of Las Vegas' current and future Parks and Recreation patrons. Through my professional work, I have gained insight into the culture of working for the public trust and dealing with peoples from all walks of life. I am bi-lingual and I am computer literate, familiar with many software programs. I would come ready to serve, armed with the knowledge I have gained from my residency, my profession and from my volunteer experiences and participation in cultural programs. I believe I can make solid recommendations on matters pertaining to public parks and public recreation and make valuable contributions to the Parks and Recreation Advisory Commission.

Please list any of your relatives or friends that work for the entity in which you would be serving:

To my knowledge, I have none.

Feel free to attach a resume to this form. Upon submitting this form, all information will be considered public information. This form will be kept on file for 6 months from date of submittal. It is the applicant's responsibility to submit a new form after that time. This form does not constitute an application for employment. Please do not to submit this form electronically. It should be printed, completed and mailed along with a letter and resume.

Please submit to: City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Fax: (702) 382-4803

2006 NOV -8 P 1:18

RECEIVED
CITY CLERK

**You may be required to be resident of the City of Las Vegas to serve certain boards, committees, or commissions.*

Venus Carter Ramirez

916 Shadow Mountain Place
Las Vegas, Nevada 89108

(702) 646-1711
vrivemail@yahoo.com

November 8, 2006

City Clerk Barbara Jo Ronemus
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Ronemus,

Kindly accept this letter as an expression of my interest in being considered for appointment to the City of Las Vegas Parks and Recreation Advisory Commission.

Las Vegas is growing in every direction both geographically and in population. The growth has been so rapid that many new residents and even long timers do not know about all of the wonderful programs and services that the City of Las Vegas offers. As a life long resident, who has long desired to become more involved in her community in effective ways that enhance the city and make it available to everyone, I was enlightened by my recent experience in the Las Vegas Citizens Academy. It was then realized that I could participate in city government and hopefully make a difference in the community in which I have spent my life.

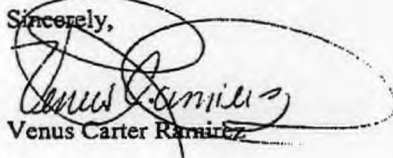
I would add my professional experience in public higher education and other public agencies, with my desire to help the community in useful ways. It would be an honor for me to offer assistance and ideas that would augment current programs, birth new ones and make Las Vegas a leader in terms of programs and policies for parks and recreation services.

Working and living abroad has given me greater insight into human activities and I believe I can offer fresh perspectives into diversity issues and working in culturally diverse teams to achieve a mutual goal. I can also offer skills such as: budget planning and special program direction, computer literacy and bi-lingual (Spanish) communication. I am hopeful that this varied experience will be of valuable to the commission.

As I stated in my application, I would come ready to serve, armed with the knowledge I have gained from my residency, profession and experiences. I want to make our leisure services programs as world famous as our city, as well as, making them available to everyone.

If you should need any further information in regard to my application, please do not hesitate to contact me. I thank you very much for your consideration and look forward to the opportunity to speak with you, if the process allows, in the near future.

Sincerely,



Venus Carter Ramirez

Venus Carter Ramirez

916 Shadow Mountain Place
Las Vegas, Nevada 89108

(702) 646-1711
vrlvemai@yahoo.com

OBJECTIVE: To be considered for membership on the Las Vegas Parks & Recreation Advisory Commission.

SUMMARY OF QUALIFICATIONS

- Strong history and proven investment in the Las Vegas Community
- Posses the desire and commitment to further serve city residents
- Skilled in developing cooperative relationships within diverse groups
- Proficient in English and Spanish

PROFESSIONAL EXPERIENCE

ADMINISTRATIVE

- Office supervisor and liaison for Academic Dean, to college and elected officials, community members, faculty and students. Responsible for successful day to day operations of multiple office locations. Schedule meetings, screen and direct inquiries. Provide supervision to clerical staff and assist faculty, students and community members. Resolve problems. Prepare various forms of financial documents. Compose correspondence, prepare reports and compile data. Serve as division web-site editor.
- Monitor budget and expenditures. Purchase equipment and supplies. Expedite orders, confirm deliveries and follow up on incomplete or late orders. Instruct staff in office and organizational procedures, computer operations and software programs. Locate, coordinate, and schedule facilities for classes, meetings and seminars.
- Built database for Community & Continuing Education's Events Schedule computer program. Maintain multiple filing systems. Evaluated course proposals - recruited instructors for academic and non-academic courses. Created and served as division newsletter editor.

PROGRAM DIRECTOR

- Established a Christian based educational program in the Caribbean. Raised funds to initiate and maintain the program and renovate facility. Directed classes and activities, counseled students, visited hospital patients, persons in need, bereaved families and shut-ins. Worked with various children's projects and public events.

FINANCIAL

- New accounts specialist that handled large monetary transactions. Sent and received intercontinental wire transfers, reviewed credit card applications, filled and retrieved funds from ATM machines. Promoted financial products such as CD's, IRA's and Money Market Accounts. Prepared paperwork for auditors.
- Participated in community programs such as March of Dimes fund raisers and Walk for Life projects.

COMMUNITY ACTIVITIES

Participated in or assisted in programs of organizations such as: The Las Vegas Citizens Leadership Academy 2006, Le Femme Douze, Girl Scouts of America, the American Red Cross as well as: March of Dimes - Local event committee member, Las Vegas Little Theatre - past member/performer, South Valley Christian Fellowship - Youth Leader and Africa Letter Writing Exchange program participant, Nellis AFB Gospel Choir - past member, Southern Nevada Musical Society Choir, past member, Unity Baptist Church - Homeless assistance, Vineyard Christian Fellowship - Prison music ministry.

COMPUTER SKILLS

Windows XP, Microsoft Word, Power Point, Corel Presentations, WordPerfect, Quattro Pro, Excel, Illustrator, Photo Shop, PageMaker, Dreamweaver, QuarkXpress - Student Information System (SIS) and contract/scheduling computer programs and the Advantage Financial System for the Nevada State Higher Educational System.

LANGUAGE

- Verbal and written proficiency in English and Spanish

EMPLOYMENT HISTORY

2003-2006 Assistant to the Dean	Social Sciences & Ed., CCSN	Las Vegas, Nevada
2002-2003 Director/Missionary	Escuela de Cristo	Las Vegas, Nevada
1997-2002 Management Assistant	Philosophical & Regional Studies, CCSN	Las Vegas, Nevada
1995-1997 Program Assistant	Continuing Education, CCSN	Las Vegas, Nevada
1994-1995 New Accounts Specialist	American Federal Savings Bank	Las Vegas, Nevada
1988-1993 Purchasing Assistant	EG&G Special Projects	Las Vegas, Nevada

EDUCATION

B.A. Arts - University of Nevada Las Vegas
Spanish Translation Program -anticipated graduation date 2008 - UNLV
Applied Technology Studies, Commercial Photography - CCSN
American Heart Association - CPR

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ Consent ☒ Discussion

SUBJECT:

BOARDS & COMMISSIONS:

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC)
ADVISORY COMMITTEE ON BUS BENCH/SHELTER CONSTRUCTION AND
MAINTENANCE – Harry Furey, Term Expires 1-04-2007; Mel Irwin, Term Expires 1-04-2007

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This Advisory Committee was created by Assembly Bill 239 to provide information and advice to the RTC concerning the construction and maintenance of benches and shelters for passengers of public mass transportation. Members serve for a term of one year and may be reappointed for additional one year terms. There is no City residency requirement. Both Mr. Furey and Mr. Irwin are eligible and wish to be reappointed.

RECOMMENDATION:

Procedure for this Board requires appointment by the City Council. Options are:
Reappoint Mr. Furey OR appoint a new member to fill his seat.
Reappoint Mr. Irwin OR appoint a new member to fill his seat.

BACKUP DOCUMENTATION:

1. Memo, Ted Olivas, Director, Government and Community Affairs Office
2. Current Listing and Authority

Motion made by LARRY BROWN to Approve the reappointment of Harry Furey

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

Motion made by LOIS TARKANIAN to Approve the reappointment of Mel Irwin

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

INTER - OFFICE MEMORANDUM

December 7, 2006

TO:

Roni Ronemus, City Clerk

FROM:

Ted J. Olivas
Director of Government & Community Affairs*Ted Olivas by Kristi Russell*

SUBJECT:

Regional Transportation of Southern Nevada
Advisory Committee on Bus Bench Shelter
Construction and Maintenance Appointments

COPIES TO:

Kristi Russell

Mr. Harry Furey and Mr. Mel Irwin's appointments to the RTC Advisory Committee on Bus Bench Shelter Construction and Maintenance expire on January 4, 2007. Both gentlemen are eligible for reappointment and they would both like to be reappointed to the board.

Mr. Furey has a 100% attendance record.

Mr. Irwin has one excused absence and one unexcused absence.

In speaking to the appropriate individuals, Mr. Furey and Mr. Irwin have brought insight to the committee and have been good representatives. They are both being recommended for reappointment to the board.

1/5/2006

**REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA ADVISORY
COMMITTEE ON BUS BENCH/SHELTER CONSTRUCTION AND MAINTENANCE**

<u>MEMBERS</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>	<u>ORIGINAL APPT.</u>	<u>TERM EXPIRES</u>
1. HARRY FUREY (Brown's Recommendation)	8004 Holly Knoll Avenue	89129	1-04-2006	1-04-2007
2. MEL IRWIN (Tarkanian's Recommendation)	P.O. Box 28055	89126	1-04-2006	1-04-2007

AUTHORITY: Assembly Bill 239, NRS Chapter 373

TERM: 1 year term
Must fill unexpired terms
No term limit

APPOINTED: 2 members appointed by the City Council

PURPOSE: Provides information and advice to the Regional Transportation Commission concerning the construction and maintenance of benches and shelters for passengers of public mass transportation in the county.

MEETINGS: 3rd Thursday each month at 3:00 P.M.

NOTES: **No City Residency Requirement**
No compensation, per diem, or travel expenses

CONTACTS: Ted Olivas, Government Relations Manager, City of Las Vegas
Debbie Sullivan, Regional Transportation Commission, 600 S. Grand Central Parkway, Ste. #350, Las Vegas, Nevada 89106 (676-1532)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ Consent ☒ Discussion

SUBJECT:

BOARDS & COMMISSIONS:

ABEYANCE ITEM - Discussion and possible action to appoint one member and one alternate to the Regional Flood Control District Storm Water Permit Coordinating Committee

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This committee was created by the National Pollutant Discharge Elimination System Storm Water Permit Implementation Agreement between the Clark County Regional Flood Control District, the Cities of Las Vegas, North Las Vegas, and Henderson, Clark County, and the Nevada Department of Transportation to coordinate and administer compliance for storm water permits. The Nevada Department of Transportation has requested withdrawal in accordance with Item 4 of the Agreement and is no longer a party. The Agreement requires appointment of one voting member and one alternate by City Council. This item was abeyed at the City Council Meeting of December 6, 2006.

RECOMMENDATION:

Procedure for this Committee requires City Council appoint one member and one alternate. The Department of Public Works makes the following recommendations:
The Environmental Laboratory Superintendent be appointed as the Primary member
The Environmental Officer be appointed as the Alternate member

BACKUP DOCUMENTATION:

Current Listing and Authority

Motion made by LARRY BROWN to Approve the appointment of Daniel Fisher and Cheng Shih (as alternate)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, STEVEN D. ROSS, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHARLIE KAJKOWSKI, Director of Public Works, recommended the appointment of DANIEL FISHER as well as CHENG SHIH as the alternate.

12-6-2006

REGIONAL FLOOD CONTROL DISTRICT
STORM WATER PERMIT COORDINATING COMMITTEE

Member	Appt. Date	Exp./ Notes
VACANT	12-6-2006	
VACANT (Alternate)	12-6-2006	

Authority: National Pollutant Discharge Elimination System Storm Water Permit
Implementation Agreement dated April 2, 1991

Appointment: One Voting Member
One Alternate Member
Appointed by City Council

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

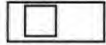
Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Bill No. 2006-65
2. Business Impact Statement

Motion made by LOIS TARKANIAN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

Second Reading and bill adopted as recommended as Ordinance No. 5871. Clerk to proceed with second publication.

BILL NO. 2006-65

ORDINANCE NO. _____

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

Proposed by: Barbara Jo Ronemus, City Clerk

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

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

SECTION 1: Title 1, Chapter 16, Section 60, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1.16.060: Ward No. 5 shall consist of that area of the City which is encompassed within election precinct numbers 2050, 2327, 2331, 2332, 2333, 2341, 2349, 2358, 2450, 2451, 2452, 2453, 2454, 2455, 2460, 2462, 4028, 4031, 4035, 4320, 4321, 4324, 4330, 4331, 4332, 4340, 4341, 4342, 4347, 4450, 4451, 4452, 4453, 4455, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 6300, 6301, 6302, 6303, 6305, 6310, 6311, 6312, 6314, 6320, 6322, 6323, 6325, 6330, 6331, 6332, 6333, 6334, 6339, 6340 and 6341.

SECTION 2: Title 1, Chapter 16, Section 70, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

1.16.070: Ward No. 6 shall consist of that area of the City which is encompassed within election precinct numbers 2037, 2044, 2047, 2052, 2323, 2325, 2326, 2328, 2329, 2338, 2346, 2350, 2351, 2352, 2353, 2354, 2355, 2357, 2947, 2948, 3469, 3470, 3471, 3472, 3481, 3482, 3483, 3485, 3486, 3490, 3491, 3494, 3495, 3498, 3500, 3501, 3502, 3505, 3506, 3507, 3508, 3509, 3510, 3514, 3520, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3545, 3546, 3547, 3548, 3549, 3550, 3551 and 3556.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

6 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

10 APPROVED:

11
12 By _____
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 _____
16 BARBARA JO RONEMUS, City Clerk

17 APPROVED AS TO FORM:

18 Val Steel 11-2-06
19 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of ____, 2006, and referred to the following committee composed of
3 ____ and ____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 ____, 2006, which was a ____ meeting of said Council; that at said
6 ____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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17 BARBARA JO RONEMUS, City Clerk

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BUSINESS IMPACT STATEMENT

BILL NO. 2006-65

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

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2006-65, that will update the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Not applicable. Unable to identity potentially-affected businesses.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

None

Beneficial effects:

None.

Direct effects:

None

Indirect effects:

None.

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Not applicable

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:

No additional cost

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Not applicable

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Not applicable

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains when such duplicative or more stringent provisions are necessary:

Not applicable

Date: November 2, 2006

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2006-66 - Ordinance Creating Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

☒

Augmentation Required

☐

Budget Funds Available

Amount: \$1,970,000.00

Funding Source: Capital Projects Fund - Special Assessments

Dept./Division: Public Works/SID

PURPOSE/BACKGROUND:

The Project will consist of the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, streetlights, and related traffic signalization and drainage improvements.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2006-66

Motion made by LOIS TARKANIAN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Second Reading and bill adopted as recommended as Ordinance No. 5872. Clerk to proceed with second publication.

TOM McGOWAN, Las Vegas resident, questioned the location of the list of names that will be placed on the sidewalk on historic medallions, as part of this ordinance. MAYOR GOODMAN answered that there are none at this point. The concept has not yet been considered and approved by the Council.

Summary- An ordinance creating the City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street), ratifying action taken by City officers toward the creation of such District and providing other matters related thereto.

BILL NO. 2006-66

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council of the City of Las Vegas in the State of Nevada (the "Council," "City" and "State," respectively) has determined and does declare that the public convenience and necessity require, and the Council deems it necessary to create, the City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District"), for the purpose of acquiring a Street Project, as defined in Nevada Revised Statutes ("NRS") Chapter 271 (the "Project"), and to defray a portion of the entire cost and expense of such improvements by special assessments, according to benefits, against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, by a resolution previously passed and approved (the "Provisional Order Resolution"), the Council declared its determination to create the District for the purpose of acquiring the Project, stating therein the character and location of the Project, what portion of the entire expense thereof shall be paid by special assessments, and that the assessments are to be made according to benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made; and

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

WHEREAS, among other documents, the City's Director of Public Works, together with the City Engineer Division of the City and certain consulting engineers (collectively, the "Engineer") made out a preliminary assessment roll and an assessment plat for the District which contains, among other

things, the names and addresses of the last-known owners of the property to be assessed, or if not known, stating that the name is "unknown"; a description of each lot, tract, or parcel of land to be assessed; the market value of each lot; the amount of the estimated assessment to be levied thereon; and the amount of maximum special benefits (and corresponding market value increases); and the Engineer has reported to the Council the preliminary assessment roll and assessment plat, and has prepared and reported the "Engineer's Report to the City Council on Benefits" (the "Engineer's Report") and has filed the assessment plat, the preliminary assessment roll and the Engineer's Report with the City Clerk of the City (the "City Clerk"); and

WHEREAS, pursuant to the Provisional Order Resolution, the Council gave notice (in the manner specified by NRS 271.305) of the filing of the preliminary plans, assessment plat, preliminary assessment roll, typical section of the contemplated improvements, preliminary estimate of cost, and estimate of maximum benefits (and corresponding market value increases), and of the time and place of a hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interest; and

WHEREAS, all owners of property to be assessed and interested persons so desiring were permitted to file a written complaint, protest or objection on or before Friday, December 1, 2006, to appear before the Council on Wednesday, December 6, 2006, to be heard as to the propriety and advisability of acquiring and improving the Project provisionally ordered, as to the estimated cost thereof, the manner of payment therefor, and as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District; and

WHEREAS, the Council has determined, and does determine, that the City shall pay the costs of the Project in the District in part with funds derived from the levy of assessments, and the City will pay one-half or more of the costs with moneys derived from other than the levy of special assessments; and

WHEREAS, the Council has determined and does determine that the exception provided by NRS 271.306(2)(a) does exist with respect to the Project in the District; and

WHEREAS, the written and oral complaints, objections and protests received represented less than 50% of the area to be assessed in the District; and

WHEREAS, the written and oral complaints, objections and protests received were duly considered by the Council, and the Council has determined that it is in the best interests of the District, the City, and the inhabitants thereof to create the District; and

WHEREAS, every written complaint, protest and objection was found to be without sufficient merit and was overruled by the Council by the Improvement District No. 1506 Protest Disposal Resolution except as otherwise provided in said resolution; and

WHEREAS, any person filing a written complaint, protest or objection shall have the right within 30 days after the Council has finally passed on such complaint, protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination; and

WHEREAS, the Council and officers of the City have done all things necessary and preliminary to the creation of the District, including, without limitation, the filing with the City Clerk of an accurate estimate of cost, full and detailed revised and final plans and specifications, revised assessment plat, revised and final map, and a report on benefits by the Engineer, and the Council desires now to authorize the Project and to create the District by this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This ordinance shall be known as, and may be cited by, the short title "Improvement District No. 1506 Creation Ordinance" (the "Ordinance").

Section 2. The Council has previously determined and now confirms that each and every protest and objection made in connection with the District is without sufficient merit and the same be, and the same previously has been by the Improvement District No. 1506 Protest Disposal Resolution, overruled and finally passed upon by the Council, except as otherwise set forth in the Improvement District No. 1506 Protest Disposal Resolution.

Section 3. The Council has also determined and does declare as follows:

- (a) The public convenience and necessity require the creation of the District.
- (b) The creation of the District is economically sound and feasible.
- (c) The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is to be made.

Section 4. There is created in the City an improvement district designated the "City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street)" for the purpose of acquiring the Project in and along the following street:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

Section 5. Except as shown on the preliminary plans and specifications now on file in the Office of the City Clerk and in the office of the Special Improvement District, Department of Public Works in Las Vegas, Nevada, the character of the Project which will be acquired is described more particularly as follows: the Project will consist of the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, and streetlights, and related traffic signalization and drainage improvements.

Section 6. The Council has determined that a portion of the cost of the Project is of special benefit and shall be paid in part by special assessments against the lots, tracts and parcels of land benefited. That the total cost of the Project shall be apportioned and assessed as follows:

Total Cost	Estimated Amount of Special Assessment	Amount Available from Other Sources
\$5,506,280	\$1,970,000	\$3,536,280

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments

according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

The boundaries of the District shall be the exterior boundary of each parcel of property bounded by Las Vegas Boulevard, Carson Avenue, Eighth Street, and Ogden Avenue.

Section 7. The portion of the costs to be assessed against, and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon, each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Preliminary Assessment Roll."

Section 8. The Engineer is authorized to advertise for the doing of the work and making the improvements in the Las Vegas Review Journal, a daily newspaper published in Las Vegas, Nevada, and of general circulation in the City. Such notice shall be published at least once, not less than seven days before the opening of bids. The notice shall be in substantially the form provided by the plans, specifications, and contract documents.

Section 9. After the award of the contract, the Council shall determine the total cost of such work, including incidentals, and assessments shall be levied in accordance with the laws of the State, and the Council shall provide that the assessments may be payable without interest or demand at the election of the owner during a specified cash payment period, or in forty (40) substantially equal semi-

annual installments of principal and interest. The City Director of Finance and Business Services shall provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%.

Section 10. All action, proceedings, matters and things previously taken, had and done by the City, and the officers thereof (not inconsistent with the provisions of this Ordinance), concerning the District, including, but not limited to, the performing of all prerequisites to the creation of the District, the acquisition of the improvements, the specially benefited property therein, the determination that the lots, tracts and parcels of land in the District will receive special benefits and market value increases, and the levy of assessments for that purpose be, and the same are, ratified, approved and confirmed.

Section 11. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, construction contracts, engineering specifications, contract addenda, and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds therefor.

Section 12. In accordance with subsection 6 of NRS 271.325, upon the final adoption of this Ordinance the City Clerk is authorized and directed to immediately file in the office of the Clark County Recorder a certified copy of the Preliminary Assessment Roll (the list of the tracts to be assessed). The Clark County Recorder is to record such assessment roll for the purpose of establishing of record the lien or liens against the lots, tracts, and parcels of land and the amounts of maximum benefits estimated to be assessed against each tract in the assessment area as set forth in this Ordinance.

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

Section 14. When first proposed, this Ordinance shall be read to the Council by title, after which an adequate number of copies of this Ordinance shall be filed with the City Clerk for public distribution. Notice of the filing shall be published once in a newspaper published and having general circulation in the City, at least 10 days before the adoption of this Ordinance, such publication to be in substantially the following form:

(Form of Publication of Notice of Filing of Ordinance)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA,
IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET
PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH
STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas at her office in the City Hall, 400 Stewart Avenue, Las Vegas, Nevada, and that such Ordinance was proposed on December 6, 2006 and will be considered for adoption at the regular meeting of the City Council to be held on December 20, 2006.

/s/ Barbara Jo Ronemus
City Clerk

(End of Form of Publication of Notice of Filing of Ordinance)

Section 15. This Ordinance shall be in effect on the date of publication as hereinafter provided. After this Ordinance is adopted and signed by the Mayor and attested and sealed by the Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in a newspaper published and having a general circulation in the City, and such publication to be in substantially the following form:

(Form of Publication)

BILL NO. ____

ORDINANCE NO. ____

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA,
IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET
PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH
STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN that the above-numbered and entitled Ordinance was proposed on December 6, 2006 and that such Ordinance was passed at a regular meeting of the City Council on December 20, 2006 by the following vote of the City Council:

Those Voting Aye:

Oscar B. Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Lois Tarkanian
Steve Wolfson
Steven D. Ross

Those Voting Nay:

Those Absent:

This Ordinance shall be in full force and effect from and after December 24, 2006 (i.e., the date of the publication of such Ordinance by its title only).

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

DATED this December 20, 2006.

/s/ Oscar B. Goodman
Mayor

Attest:

/s/ Barbara Jo Ronemus
City Clerk

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

Introduced December 6, 2006, PASSED, ADOPTED AND APPROVED December 20, 2006.

(SEAL)

OSCAR B. GOODMAN, Mayor

Attest:

City Clerk

Approved as to Form:

17 NOV 06 W Z [Signature]

Date Deputy City Attorney

This Ordinance shall be in full force and effect from and after December 24, 2006, i.e., the day after the publication of such Ordinance by its title only.

STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

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

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council of the City (the "Council") on December 6, 2006 and finally adopted and approved on December 20, 2006.

2. The following members of the Council were present at the December 6, 2006 meeting:

Mayor:	Oscar B. Goodman
Councilmembers	Gary Reese
	Larry Brown
	Lawrence Weekly
	Lois Tarkanian
	Steve Wolfson
	Steven D. Ross

3. The foregoing Ordinance was first proposed and read by title to the Council on December 6, 2006, and referred to a committee composed of the _____ for recommendation; thereafter said committee reported favorably on said Ordinance on December 20, 2006, which was a regular meeting of said Council; that as said regular meeting, the proposed Ordinance was again read by title to the Council and adopted. The members of the Council were present at the December 20, 2006 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Lawrence Weekly
	Lois Tarkanian
	Steve Wolfson
	Steven D. Ross

Those Voting Nay:	_____
Those Absent:	_____

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk of the City, and sealed with the seal of the City,

and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the Council were given due and proper notice of the meetings held on December 6, 2006 and December 20, 2006. Pursuant to NRS § 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given by 9:00 a.m. at least three working days before the meeting.

(a) By posting a copy of the notice at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Bulletin Board (next door to Metro Records)
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall Plaza
City Clerk's Bulletin Board, 2nd Floor Skybridge
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council.

6. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Copies of the notice of each such meeting as posted and mailed are attached hereto as Exhibits A and B.

8. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City
this December __, 2006.

BARBARA JO RONEMUS, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of Meeting held December 6, 2006)

EXHIBIT B

(Attach Copy of Notice of Meeting held December 20, 2006)

EXHIBIT C

(Attach Affidavit of Publication of Filing of Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2006-69 – Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances. Sponsored by: Councilwoman Lois Tarkanian and Mayor Oscar B. Goodman

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will update the remedies and procedures for abating public nuisances and chronic nuisances. It will also add licensing provisions to facilitate the prevention and abatement of such nuisances. The bill is the result of a combined effort among City departments, the Las Vegas Metropolitan Police Department, and other agencies.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Bill No. 2006-69
2. Business Impact Statement

Motion made by LOIS TARKANIAN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

Second Reading and bill adopted as recommended as Ordinance No. 5873. Clerk to proceed with second publication.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DAMIAN WALBURN, Sergeant, Las Vegas Metropolitan Police Department (Metro), Downtown Area Command, gave thanks to COUNCILWOMAN TARKANIAN and others in the City that were instrumental in rewriting this code, which will be very effective in abating nuisances.

MAYOR GOODMAN thanked SERGEANT WALBURN and his officers for their work.

TOM McGOWAN, Las Vegas resident, commended SERGEANT WALBURN and his colleagues for their excellent work. He questioned why it has taken so long for the rewrite.

MAYOR GOODMAN noted that the relationship between the City and Metro is excellent, and that is why only the downtown area has experienced a reduction in crime.

COUNCILWOMAN TARKANIAN commented that this ordinance is a comprehensive document that addresses the enforcement needs of Business Services, Code Enforcement, Metro and the City Attorney. These entities have worked together over the past ten months with a strong desire to serve the citizens. She thanked all those involved.

BILL NO. 2006-69

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE REMEDIES AND PROCEDURES FOR ABATING PUBLIC NUISANCES AND CHRONIC NUISANCES; TO ADD PROVISIONS TO THE BUSINESS LICENSING CHAPTER TO FACILITATE THE PREVENTION AND ABATEMENT OF SUCH NUISANCES; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilwoman Lois Tarkanian
Mayor Oscar B. Goodman

Summary: Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances.

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

SECTION 1: Title 6, Chapter 2, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.02.020: (A) The Department shall have the jurisdiction to investigate and enforce the provisions of this Title, Title 9 and the provisions of Title [19A] 19 as they relate to the use of land by, and impact of, businesses, professions and occupations.

(B) The Department shall have all powers which may be necessary or appropriate for a complete and effective exercise of its jurisdiction, including, but not limited to:

(1) The power to enter and inspect the licensed premises at any time during the business hours of the licensee;

(2) The power to examine all books and other business records of [the license or] a principal, licensee, applicant[;], or their employees or other persons acting under their control;

(3) The power to apply for and execute administrative search warrants[; and] based upon reasonable suspicion of a violation of this Title, Title 9 or Title 19;

(4) The power to issue citations pursuant to the provisions of NRS Chapter 171 [of NRS] for violations of this Title, Title 9 or Title [19A;] 19;

(5) The power to issue, revoke, suspend or deny a business license, or temporary business license, as provided in this Chapter; and

1 (6) The authority to make expenditures as reasonably necessary to
2 investigate a violation of this Title, Title 9 or Title 19.

3 (C) The Department is authorized to [request] require identification or other
4 information from a principal, licensee, [or] applicant, or their employees or other persons acting under
5 their control, at any time in furtherance of the exercise of its jurisdiction.

6 (D) During the course of investigating [and] any crime or assisting in the
7 [prosecution of misdemeanor, gross misdemeanor and felony crimes,] enforcement of this Code.
8 Metro has [the] concurrent jurisdiction and authority to issue citations for the violations of this Title[.],
9 Title 9 or Title 19.

10 SECTION 2: Title 6, Chapter 2, Section 60, of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.060:** (A) It is unlawful for any person to:

13 [(A)] (1) Commence, institute, advertise, aid, carry on, engage in or continue in
14 the City any business without a valid unexpired license issued pursuant to this Code; [or]

15 (2) Cause, encourage, allow or permit another, on that person's behalf, to
16 commence, institute, advertise, aid, carry on, engage in or continue in the City any business without
17 a valid unexpired license issued pursuant to this Code; or

18 [(B)] (3) [Conduct,] Commence, institute, advertise, aid, conduct, manage or
19 carry on, either permanently or temporarily, any business of any other person if the person who
20 commences, institutes, advertises, aids, conducts, manages or carries on such business knows or
21 should know that such other person is not licensed under this Title to commence, institute, advertise,
22 aid, conduct, manage or carry on such business.

23 (B) Each day or portion thereof in which a violation of any provision of Subsection
24 (A) of this Section is committed, continued or permitted constitutes a separate offense.

25 (C) All licenses issued under this Chapter:

26 (1) Shall be conditioned upon the obligation of the applicant, the licensee,
27 the principal, their employees and those acting on their behalf to refrain from exercising deliberate
28 ignorance toward any private nuisance, public nuisance or chronic nuisance activity occurring at, or

1 arising from, the business location or activity, and to timely abate such nuisances. Deliberate
2 ignorance is exhibited by intentional or criminally negligent disregard of the offending condition or
3 activity. Deliberate ignorance is done in a criminally negligent manner if it jeopardizes another's
4 health, safety or welfare; interferes with the objectively reasonable use and enjoyment of adjacent
5 property or any public property; or has a detrimental effect upon adjacent property values; and

6 (2) May also be conditioned upon the licensee posting a bond in an amount
7 determined by the Director to be reasonably appropriate to guarantee the performance or fulfillment
8 of all conditions, or compliance with all restrictions, imposed upon the license, licensee, applicant or
9 its principal(s).

10 SECTION 3: Title 6, Chapter 2, Section 70, of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.070:** (A) The Director is authorized to issue a temporary business license to a business
13 license applicant if:

14 (1) [An] The applicant has:

15 (a) Filed a complete and accurate business license application, and

16 (b) Paid all fees relating thereto; and

17 (2) The premises within or the location at which the applicant's business
18 is to be conducted has been inspected as requested and [tentatively approved by] the proper
19 departments of the City [for:] have been consulted relative to:

20 (a) All [appropriate] applicable zoning requirements[,] and public
21 nuisance and chronic nuisance prohibitions;

22 (b) Compliance with [the Uniform Fire Code.] all requirements of
23 Title 16; and

24 (c) Compliance with the health and safety requirements of
25 concurrent governmental regulatory agencies.

26 (B) A temporary business license may be issued to an applicant [for a period not
27 to exceed six months] to engage in the specific business activity described in the application, at the
28 location identified in the application[.], for a period not to exceed six months or until a finalized

1 decision has been made by the Director granting or denying a business license, whichever comes first.
2 During the temporary business license period, an applicant, principal, licensee, and their employees
3 and other persons acting on their behalf, shall comply with all of the requirements or conditions
4 imposed upon the license by [the] this Code or by agencies of the State or County, as the case may be,
5 or resulting from inspections by departments of the City. A temporary business license:

6 (1) Shall be conditioned upon the obligation of the applicant, the licensee,
7 any principal, and their employees and those acting on their behalf, to refrain from exercising
8 deliberate ignorance toward any private nuisance, public nuisance or chronic nuisance activity
9 occurring at the business location and to timely abate such nuisances. Deliberate ignorance is
10 exhibited by intentional or criminally negligent disregard of the offending condition or activity.
11 Deliberate ignorance is done in a criminally negligent manner if it jeopardizes another's health, safety
12 or welfare; interferes with the objectively reasonable use and enjoyment of adjacent property or any
13 public property; or has a detrimental effect upon adjacent property values; and

14 (2) May also be conditioned upon the licensee posting a bond in an amount
15 determined by the Director to be reasonably appropriate to guarantee the performance or fulfillment
16 of all conditions, or compliance with all restrictions, imposed upon the license, licensee, applicant or
17 its principal(s).

18 (C) The Director may in his or her discretion extend a temporary business license
19 for a period not to exceed six months[.] or until a finalized decision has been made by the Director
20 granting or denying a business license, whichever comes first. During any period in which a
21 temporary license is in effect or extended, the Director may suspend or revoke a temporary business
22 license if it is discovered that there is reasonable cause to believe one or more grounds for refusal as
23 identified in Section 6.02.090 exists or the applicant, the licensee, a principal, or their employees or
24 those acting on their behalf, exercised deliberate ignorance toward or failed to timely abate any private
25 nuisance, public nuisance or chronic nuisance activity occurring at the business location.

26 (D) Unless the provisions of Section 6.02.367 apply, [In] in the event that the
27 Director [should deny] denies an applicant, licensee or proposed licensee a temporary license or an
28 extension of a temporary license, or suspends or revokes a temporary license, the applicant, licensee

1 or proposed licensee may[, pursuant to the provisions of LVMC 6.02.110, appeal the denial to the City
2 Council.] appeal the Director's decision to the City Manager by filing a notice of appeal and a
3 statement of the just cause therefor. Such notice and statement of just cause must be received by the
4 City Manager by 5:00 p.m. on the tenth day following service of notice of the Director's decision upon
5 the applicant, licensee, its principal or resident agent at the address(es) listed on the license
6 application. Unless the City Manager finds good cause for a delay of up to ten additional days, the
7 City Manager shall hear the appeal and render a decision within ten days of the date the appeal is
8 received by the City Manager. It is the [applicant's] appellant's burden to present to the [Council]
9 City Manager any and all facts and mitigating circumstances in support of [his or her] the appeal.
10 Nothing in this Subsection shall be construed to limit any statutory right of the applicant, licensee or
11 proposed licensee to file an ordinary or emergency petition for extraordinary writ under NRS Chapter
12 34, where appeal under this Section is an inadequate remedy at law. Where the Director is alleged to
13 have engaged in intentional censorship of expressive conduct or material rather than attempting to
14 address or avoid criminal conduct or other conduct harmful to the public health, safety, welfare,
15 morals and peace, prompt judicial review is warranted under *City of Littleton, Colorado v. Z.J. Gifts*
16 *D-4, L.L.C.*, 541 U.S. 774, 124 S.Ct. 2219, 159 L.Ed.2d 84 (2004).

17 (E) The provisions of this Section authorizing the Director to issue a temporary
18 business license do not apply to any business subject to the provisions of LVMC Chapter 6.06 of this
19 Title or to any business which requires formal approval by the City Council unless:

20 (1) The provisions of this Section are specifically made applicable to such
21 business by other provisions of this Code;

22 (2) All principals required to be approved for suitability have submitted a
23 complete investigation packet for determination of suitability and paid all applicable investigative
24 fees;

25 (3) The Director makes a preliminary finding that all of the principals of
26 the business are suitable; and

27 (4) The City Council approves the issuance of a temporary business license.

28 SECTION 4: Title 6, Chapter 2, Section 80, of the Municipal Code of the City of Las

Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.02.080: (A) Any person who desires to engage in business shall first apply for and obtain the appropriate license. The license application shall be filed with the Department on forms acceptable to the Department. The applicant shall furnish all the information required by the Department including, but not limited to:

(1) The applicant's business organization and structure, including the names and addresses of any and all on-site or off-site managers responsible for timely abatement of any and all nuisance activity at the business location;

(2) The proposed business location and specific activity or operation [and location] to which the business is limited;

(3) The name and [address] specific physical and mailing addresses of each principal sufficient to allow them to be contacted as necessary to address or be held accountable for the timely fulfillment of restrictions and conditions on the license or the timely abatement of any nuisance activity at the business location(s);

(4) Copies of all other licenses or permits required by local, State or Federal law to engage in the proposed business[;], including any description of limitations, conditions or restrictions thereon; and

(5) Any other information that reasonably relates, or may lead to information that reasonably relates, to the applicant's or a principal's qualification, acceptability or fitness for a license.

(B) The applicant must sign the application for license acknowledging that all the information furnished by the applicant is true, accurate and current[.], that he or she is aware of the obligation to provide timely notice of any changes in required information, and that he or she has informed all principals of their joint and several responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at the business location(s).

SECTION 5: Title 6, Chapter 2, Section 90, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.02.090: (A) Other than an application for a license which requires prior approval by an

1 agency of the State, an application for a license which requires formal approval of the Council to
2 which the exemptions in LVMC 6.02.070(E)(1)-(4) (4) do not apply, or a license that is subject to the
3 provisions of LVMC Chapter 6.06, the Director, not more than thirty calendar days after receipt of an
4 application for a license, shall approve, deny or take such other action with respect to such application
5 as the Director considers appropriate. In the event that any department [to which the Director is
6 required to refer the application for additional approval] that the Director consults regarding an
7 application is unable to complete its review thereof in time for the Director to comply with such thirty-
8 calendar-day requirement, the Director shall issue a temporary license as provided in LVMC 6.02.070.
9 The Director may:

10 [(A)] (1) Deny an applicant a license if:

11 [(1)] (a) The application is incomplete or contains false, misleading or
12 fraudulent statements with respect to any information that is required in the application;

13 [(2)] (b) The applicant, prospective licensee or any of its principals fails
14 to satisfy any qualification or requirement that is imposed by this Code, or other local, State or Federal
15 law or regulation that pertains to the particular license or approval for suitability which is sought;

16 [(3)] (c) The applicant, prospective licensee or any of its principals
17 resides in the United States illegally;

18 [(4)] (d) The applicant, prospective licensee or any of its principals is [or
19 has engaged] engaged, or has commenced, instituted, advertised, aided, carried on, continued or
20 engaged, in a business, trade or profession without having obtained a valid license, an approval for
21 suitability, a permit or a work card when such [applicant or any of its principals] a person knew that
22 one was required or under such circumstances that they reasonably should have known one was
23 required[;], or has solicited, encouraged, caused or procured another to do so;

24 [(5)] (e) The applicant, prospective licensee or any of its principals has
25 been subject, in any jurisdiction, to disciplinary action of any kind with respect to a license, an
26 approval for suitability, a permit or a work card to the extent that such disciplinary action reflects upon
27 the qualification, acceptability or fitness of the applicant, prospective licensee or any of its principals;

28 [(6)] (f) The applicant, prospective licensee or any of its principals has

1 been convicted of an act that constitutes a crime which involves moral turpitude or involves any local,
2 State or Federal law or regulation which relates to the same or a similar business[;],or has been
3 convicted of having solicited, encouraged, caused or procured another to commit such a violation;

4 [(7)] (g) The applicant, prospective licensee or any of its principals has
5 been convicted of having perpetrated, or solicited, encouraged, caused or procured another to
6 perpetrate, deceptive practices upon the public;

7 [(8)] (h) The applicant, prospective licensee or any of its principals
8 suffers from a legal disability under the laws of the State;

9 [(9)] (i) The premises on which the business is proposed to be conducted
10 do not satisfy local, state or federal laws or regulations which pertain to the activity that is proposed
11 to be engaged in; or

12 (i) The proposed business activity constitutes, promotes, fosters,
13 aids or otherwise enables a private nuisance, public nuisance or chronic nuisance.

14 [(B)] (2) Refuse to renew a license if:

15 [(1)] (a) The licensee or any of its principals is [or has engaged] engaged,
16 or has commenced, instituted, advertised, aided, carried on, continued or engaged, in a business, trade
17 or profession without having obtained a valid license, an approval for suitability, a permit or a work
18 card when such [applicant or any of its principals] a person knew that one was required or under such
19 circumstances that they reasonably should have known one was required[;], or has solicited,
20 encouraged, caused or procured another to do so;

21 [(2)] (b) The licensee, [or] any of its principals [has], or their employees
22 or those acting on their behalf, have been subject, in any jurisdiction, to disciplinary action of any kind
23 with respect to a license, an approval for suitability, a permit or a work card to the extent that such
24 disciplinary action reflects upon the qualification, acceptability or fitness of such licensee or any
25 principal;

26 [(3)] (c) The licensee, [or] any of its principals [has], or their employees
27 or those acting on their behalf, have been convicted of an act that constitutes a crime which involves
28 moral turpitude or involves any local, State or Federal law or regulation which relates to the same or

1 a similar business[;], or have been convicted of having solicited, encouraged, caused or procured
2 another to commit such a violation;

3 [(4)] (d) The licensee, [or] any of its principals [violates], or their
4 employees or those acting on their behalf, violate a condition which is imposed upon the license;

5 [(5)] (e) The licensee, [or] any of its principals [has], or their employees
6 or those acting on their behalf, have been convicted of having perpetrated deceptive practices upon
7 the public;

8 [(6)] (f) The licensee or any of its principals suffers from a legal
9 disability under the laws of the State;

10 [(7)] (g) The premises on which the business is conducted do not satisfy
11 local, state or federal laws or regulations which pertain to the activity which is actually engaged in;
12 or

13 [(8)] (h) The [actual] business activity constitutes, promotes, causes,
14 allows, fosters, aids, or otherwise enables a [public or] private nuisance, public nuisance or chronic
15 nuisance, or has been or is being conducted in an unlawful, illegal or impermissible manner[.],
16 including but not limited to causing, allowing, promoting, fostering, aiding, enabling, exercising
17 deliberate ignorance towards or failing to abate a private nuisance, public nuisance or chronic
18 nuisance.

19 (B) The Director shall base a decision to deny, revoke, suspend or fail to renew any
20 license sought or obtained under this Chapter upon the objective criteria set forth in Subsection (A)
21 and not upon a desire or need to suppress or censor expressive material, or to address conduct that
22 does not constitute or aid and abet criminal conduct or activity or other conduct harmful to the public
23 health, safety, welfare, morals and peace.

24 SECTION 6: Title 6, Chapter 2, Section 110, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **6.02.110:** Except as otherwise provided in Section 6.02.070 with respect to a temporary business
27 license, [Any] any person aggrieved by a decision of the Director denying or refusing to renew a
28 license or denying, revoking or suspending a permit may appeal that decision within thirty days to the

1 City Council by filing written notice of appeal with the Department. The City Council shall hear the
2 applicant at the next regularly scheduled meeting following the expiration of ten days after the
3 applicant filed a notice of appeal.

4 SECTION 7: Title 6, Chapter 2, Section 330, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **6.02.330:** [The] A licensee may be subject to disciplinary action by the City Council for good
7 cause, which may, without limitation, include[:] the following:

8 (A) The licensee or any of its principals is [or has engaged] engaged, or has
9 commenced, instituted, advertised, aided, carried on, continued or engaged, in a business, trade or
10 profession without having obtained a valid license, an approval for suitability, a permit or a work card
11 when such [applicant or any of its principals] a person knew that one was required or under such
12 circumstances that they reasonably should have known one was required[;], or has solicited,
13 encouraged, caused or procured another to do so;

14 (B) The licensee or any of its principals has been subject, in any jurisdiction, to
15 disciplinary action of any kind with respect to a license, an approval for suitability, a permit or a work
16 card to the extent that such disciplinary action reflects upon the qualification, acceptability or fitness
17 of such licensee or principal;

18 (C) The licensee or any of its principals has been convicted of an act which
19 constitutes a crime which involves moral turpitude or involves any local, state or federal law or
20 regulation which relates to the same or a similar business[;], or has been convicted of having solicited,
21 encouraged, caused or procured another to commit such a violation;

22 (D) The licensee or any of its principals, or their employees or those acting on their
23 behalf, [violates] violate a condition which is imposed upon the license;

24 (E) The licensee or any of its principals has been convicted of having perpetrated,
25 or has solicited, encouraged, caused or procured another to perpetrate, deceptive practices upon the
26 public;

27 (F) The licensee or any of its principals suffers from a legal disability under the
28 laws of the State;

1 (G) The premises on which the business is conducted do not satisfy local, state or
2 federal law or regulations which pertain to the activity which is actually engaged in;

3 (H) The [actual] business activity constitutes, promotes, causes, allows, fosters,
4 aids, or otherwise enables a [public or] private nuisance, public nuisance or chronic nuisance, or has
5 been or is being conducted in an unlawful, illegal or impermissible manner[.], including but not
6 limited to causing, allowing, promoting, fostering, aiding, enabling, exercising deliberate ignorance
7 towards or failing to abate a private nuisance, public nuisance or chronic nuisance; or

8 (I) The licensee, any of its principals, their employees or those acting on their
9 behalf failed to cooperate with the Director's efforts to enforce the provisions of this Code.

10 SECTION 8: Title 6, Chapter 2, Section 363, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.363:** (A) Except as provided in Subsection (B), and independent of any other action,
13 [The] the Director or Metro may issue an emergency order which suspends or conditions a license
14 upon a determination that:

15 (1) There has been a violation of the provisions of this Title, Title 9 or Title
16 19; and

17 (2) Such order is necessary for the immediate preservation of the public
18 peace, health, safety, morals, good order or general welfare within the City.

19 (B) This Section does not apply to any business [licensed] license issued pursuant
20 to Chapter 6.06A or Chapter 6.35.

21 SECTION 9: Title 6, Chapter 2, Section 367, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **6.02.367:** A licensee who is affected by an emergency order may appeal the order by filing an
24 appropriate action in the State of Nevada District Court to challenge or seek review of the order. Such
25 action to appeal must be filed within ten days after the effective date of the emergency order, or the
26 right to appeal is deemed waived. Nothing in this Section shall be construed to limit any statutory
27 right of the licensee to file an ordinary or emergency petition for extraordinary writ under NRS
28 Chapter 34, where appeal under this Section is an inadequate remedy at law. Where the Director or

1 Metro is alleged to have engaged in censorship of expressive conduct or material rather than
2 addressing or avoiding criminal conduct or other conduct harmful to the public health, safety, welfare,
3 morals and peace, prompt judicial review is warranted under *City of Littleton, Colorado v. Z.J. Gifts*
4 *D-4, L.L.C.*, 541 U.S. 774, 124 S.Ct. 2219, 159 L.Ed.2d 84 (2004).

5 SECTION 10: Title 6, Chapter 2, Section 380, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **6.02.380:** The City Attorney, upon order of the Council[,] or request from the City Manager, shall
8 institute legal action, in any court of competent jurisdiction, to abate, remove or enjoin the nuisance.
9 This remedy shall be in addition to any other remedy available under this Chapter or any other law.

10 SECTION 11: Title 9, Chapter 4, of the Municipal Code of the City of Las Vegas,
11 Nevada, 1983 Edition, is hereby repealed in its entirety.

12 SECTION 12: Title 9, Chapter 4, of the Municipal Code of the City of Las Vegas,
13 Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 4,
14 consisting of Sections 10 to 120, inclusive, reading as follows:

15 **9.04.010:** As used in this Chapter, unless the context requires otherwise, the following terms shall
16 be defined as set forth in this Section.

17 "Authorized official" means an officer of the Las Vegas Metropolitan Police Department and
18 any person designated and empowered by ordinance, by the City Manager or by the District Health
19 Officer to enforce the provisions of Title 9.

20 "Chronic nuisance" means the existence of any of the following conditions:

21 (1) When three or more nuisance activities exist or have occurred during any
22 thirty-day period on a property;

23 (2) When a person associated with the property has engaged in three or more
24 nuisance activities during any thirty-day period on the property or within one hundred feet of the
25 property;

26 (3) When the property has been the subject of a search warrant based on probable
27 cause of continuous or repeated violations of NRS Chapter 459; or

28 (4) When a building or place is used for the purpose of unlawfully selling, serving,

1 storing, keeping, manufacturing, using or giving away a controlled substance, immediate precursor
2 as defined in NRS 453.086 or controlled substance analog as defined in NRS 453.043.

3 "Criminal activity" means any activity defined as a misdemeanor in the Las Vegas Municipal
4 Code or as a misdemeanor, gross misdemeanor or felony in NRS Title 15.

5 "Imminent hazard" means any condition associated with real property that places a person's
6 life, health or property in high risk of peril when such condition is immediate, impending, or on the
7 point of happening or menacing.

8 "Owner" means any person having a legal or equitable interest in real property within the City.
9 For purposes of providing notice under this Chapter to an owner of real property, the term also
10 includes any agent or representative of the owner, or any person who acts as a manager or collects
11 rents regarding that property.

12 "Person associated with the property" means a person who, on the occasion of a nuisance
13 activity, has:

- 14 (1) Entered, patronized or visited;
15 (2) Attempted to enter, patronize or visit; or
16 (3) Waited to enter, patronize or visit, a property or a person present on the
17 property.

18 "Public nuisance," "nuisance," or "nuisance activity" means any of the following conditions:

19 (1) Any area, structure or object which by its nature, location, or character would
20 tend to attract and endanger the safety of any minor person.

21 (2) Any violation of Title 16, including violations of the codes pertaining to
22 building, construction, housing, and fire safety adopted thereunder.

23 (3) Any body of water which by its nature or location constitutes an unhealthy or
24 unsafe condition, including any accumulation of stagnant water that has become or is likely to become
25 a breeding area for insects.

26 (4) Any refuse, waste, litter or other material, regardless of its market value, which,
27 by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment
28 of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or

1 interfere with the containment of fire upon the premises. Examples include, without limitation,
2 decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old
3 lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge
4 clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles,
5 wastepaper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned
6 from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other
7 waste material which may harbor insect or rodent infestations or may become a fire hazard.

8 (5) Any violation of Title 19 of this Code.

9 (6) Operating a business without a current license as required by Title 6.

10 (7) Any other act or condition, other than those permitted by NRS 40.140 and
11 202.450, which, by reason of its nature, character or location, interferes with the reasonable use and
12 enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values.

13 Such nuisances include without limitation the following:

14 (a) Weeds, turf grass, or uncultivated plant growth exceeding eight inches
15 in height, either on a vacant parcel or on a developed parcel at a location visible from public property;

16 (b) Dead trees, plants and other vegetation that present a fire hazard or are
17 otherwise a threat to property or to the health and safety of the public or a segment thereof;

18 (c) Graffiti, as defined in LVMC 10.48.060, that is allowed to remain for
19 more than twenty-four hours;

20 (d) Unpainted or painted buildings, walls, fences or other structures whose
21 condition has become so deteriorated as to create a hazardous condition; threaten collapse,
22 displacement, or other breakdown of structural integrity; permit decay, excessive cracking, peeling,
23 chalking, dry rot, warping or termite infestation; or create a condition of blight visible from public
24 right-of-way;

25 (e) Any vehicle that has been abandoned, or any vehicle in an obviously
26 mechanically inoperable condition, that:

27 (i) Is parked within a multifamily residential parking lot, in a
28 location that is visible from public property, including a street or alley;

1 (ii) Has been parked in the same location for more than seven
2 consecutive days;

3 (f) Criminal activity on any lot or premises within the City.

4 "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other
5 person having control over a structure or parcel of land in the City.

6 **9.04.020:** (A) The City, through its agents and employees, is authorized to inspect property,
7 buildings and premises to determine compliance with this Chapter. The City may assess and collect
8 from the owner or responsible party the following inspection fees as service charges:

9 (1) No fee for the initial inspection.

10 (2) One hundred twenty dollars for the initial reinspection, if the owner or
11 responsible party has failed to make all the repairs or corrections by the established reinspection date.

12 (3) An additional reinspection fee in the sum of one hundred eighty dollars
13 per hour, with a one-hour minimum, for each additional inspection required to certify compliance with
14 the notice of violation until each repair or correction has been completed to the satisfaction of the
15 authorized official.

16 (B) Based upon a summary of service charges submitted by the authorized official,
17 the Department of Finance and Business Services shall send an appropriate billing to the owner or
18 responsible party. The Department may charge an additional ten percent administrative fee to cover
19 administrative costs. The billing must include the date by which payment must be made in order to
20 avoid the assessment procedures described in this Chapter.

21 (C) If payment is not received in a timely manner, the City may proceed to collect
22 the service charges and administrative fees through the assessment procedures described in Section
23 9.04.100, or by means of any other legal or equitable remedy.

24 **9.04.030:** Every person who causes, maintains, allows, permits, procures, aids, fosters, promotes
25 or solicits a public nuisance or chronic nuisance, or who wilfully omits or refuses to abate such a
26 nuisance, is guilty of a misdemeanor. Every person who deliberately ignores the establishment or
27 continuation of a public nuisance or chronic nuisance involving or upon property under the person's
28 control is guilty of a misdemeanor if done either intentionally or in a criminally negligent manner.

1 For purposes of this Section, deliberate ignorance is done in a criminally negligent manner if it
2 jeopardizes another's health, safety or welfare; interferes with the objectively reasonable use and
3 enjoyment of adjacent property or any public property; or has a detrimental effect upon adjacent
4 property values. Each day that a violation continues constitutes a separate violation for purposes of
5 criminal prosecution.

6 **9.04.040:** (A) Pursuant to NRS 268.019, the City may proceed to impose civil liability,
7 instead of a criminal sanction, against a person for causing or maintaining a public nuisance. The
8 amount of liability that may be imposed may not exceed five hundred dollars, or one thousand dollars
9 in the case of liability imposed against an owner of commercial property. Each day that a violation
10 continues constitutes a separate violation for purposes of imposing civil liability.

11 (B) Proceedings instituted under this Section shall be as set forth in Sections
12 9.04.050 to 9.04.100, inclusive.

13 **9.04.050:** (A) If it is determined by an authorized official that a public nuisance exists on
14 property within the City, the official may cause a notice of violation to be issued to the owner or
15 responsible party to abate the nuisance. Such notice shall:

- 16 (1) Identify the owner of the property and any responsible party, if known;
- 17 (2) Identify with particularity the property upon which the nuisance has
18 been committed;
- 19 (3) Include a statement of violations in sufficient detail to allow an owner
20 or responsible party to identify and correct the nuisance;
- 21 (4) Require abatement to be performed within a specific time period, not
22 less than ten days, unless the public health or safety requires a shorter period;
- 23 (5) Set any reinspection date deemed appropriate;
- 24 (6) Provide an address and telephone number of an authorized official with
25 whom contact regarding the violation can be made; and
- 26 (7) Inform the owner or responsible party of the right to appeal as provided
27 in this Chapter.

28 (B) A notice of violation may be served in any of the following ways:

- 1 (1) By personal service thereof upon the owner or responsible party;
- 2 (2) By mailing the notice by certified mail, return receipt requested to the
- 3 owner or responsible party at the last known address; or
- 4 (3) By posting the notice in a conspicuous place on the property; provided,
- 5 however, that service by posting shall only be used when the authorized official cannot determine the
- 6 last known address of the owner or responsible party.

7 **9.04.060:** (A) Unless an appeal is perfected in compliance with Section 9.04.070, the owner

8 or responsible party must abate a public nuisance within the time period set forth in the notice of

9 violation.

10 (B) If an appeal is perfected in accordance with Section 9.04.070, the date specified

11 for abatement in the notice of violation is tolled for the period during which the owner or responsible

12 party pursues the appeal and receives a decision.

13 (C) In the event the decision on an appeal requires abatement of the public nuisance,

14 the owner or responsible party must abate the public nuisance within ten days after the decision or

15 within such other time period as the decision may direct.

16 **9.04.070:** (A) Within ten days after service of the notice of violation, the owner or responsible

17 party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City

18 Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice

19 of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City

20 Council or by the Council's designee, with a right of final appeal to the Council. The decision of the

21 City Council or the Council's designee, in cases where a designee hears an appeal and no further

22 appeal is taken, shall be final and conclusive. Any owner or responsible party failing to appeal as

23 provided in this Section shall be deemed to have waived any and all objections to the existence of a

24 public nuisance and the abatement of such nuisance.

25 (B) Civil liability under Section 9.04.040 may be imposed by the City Council, or

26 the Council's designee, in connection with:

- 27 (1) An appeal hearing held pursuant to this Section; or
- 28 (2) Another hearing to establish liability concerning which the owner or

1 responsible party has been provided notice and an opportunity to be heard. Service of such notice is
2 sufficient if in accordance with Subsection (B) of Section 9.04.050.

3 **9.04.080:** (A) In addition to and independent of any other proceeding or remedy authorized
4 by this Chapter or by State law, if an owner or responsible party in violation of this Chapter fails or
5 neglects to remove the public nuisance within the applicable time limit specified in Section 9.04.060
6 and has not filed a timely appeal pursuant to Section 9.04.070, the City may take any and all action
7 necessary to abate the public nuisance. In addition, after the City has taken abatement action more
8 than once concerning a particular parcel, the City may undertake preventative measures as part of its
9 abatement action, which may include, without limitation, creating a dirt berm or installing a fence
10 around the appropriate portions of the parcel, and installing appropriate signage, to prevent and
11 discourage future nuisance activity.

12 (B) Except as otherwise provided in this Section, at least ten days' notice of the
13 City's intent to take or cause abatement action under this Section must be provided to an owner or
14 responsible party. This notice requirement shall be deemed to have been met if a notice of violation
15 indicates that such abatement action may be taken upon failure to remove a public nuisance within the
16 time limit specified.

17 (C) A fifteen percent administrative fee shall be added to the cost of the contract
18 price, if any, for each abatement action conducted to remove or correct a public nuisance.

19 (D) If, in the opinion of the City Manager, or a duly authorized representative, the
20 condition of a property constitutes an imminent hazard, the City Manager or representative may order
21 immediate abatement of the hazard without notice. The abatement work shall be limited to the
22 minimum work necessary to remove the hazard. Before ordering abatement under this Section, the
23 City Manager or representative shall first obtain the concurrence of at least one other City or public
24 agency official. City and public agency officials that may concur with or request a designation of
25 imminent hazard pursuant to this Section include, without limitation, the City Manager; the Las Vegas
26 Metropolitan Police Department; the Clark County Health District; and the Departments of Fire and
27 Rescue, Public Works, Planning and Development, Detention and Enforcement, and Neighborhood
28 Services. The City shall pay the initial cost and expense of any emergency abatement from any

1 appropriation made available for that purpose. Any costs and expenses incurred, and any fees
2 imposed, in connection with the removal of an imminent hazard may be assessed against the property
3 or the owner in accordance with the procedure described in Section 9.04.100.

4 (E) A report of abatement proceedings taken pursuant to this Section, and a separate
5 account of the abatement costs on each parcel, shall be filed with the City Clerk.

6 **9.04.090:** Notwithstanding any provision of Section 9.04.080, the existence of a public nuisance
7 on any vacant lot which poses a threat to health or safety, results in deterioration and blighting of the
8 surrounding area and has an adverse effect on the use and enjoyment of nearby properties may be
9 summarily removed or abated by the City without prior notice and at the City's expense.

10 **9.04.100:** (A) Upon the filing of the abatement report for abatement action taken by the City
11 pursuant to Section 9.04.080, the City Clerk shall set a hearing for the City Council to review the
12 report and any accompanying documentation. At the abatement report hearing, the City Council shall
13 either approve or disapprove of the report as submitted, or as modified or corrected by the City
14 Council. In the event the City Council approves the report as submitted, or as modified or corrected,
15 either or both of the following actions may be taken:

16 (1) The City Council may order that the cost of abating the public nuisance
17 be made a personal obligation of the property owner or other responsible party and may direct the City
18 Attorney to collect the costs of abating the nuisance (including reinspection fees) and interest thereon
19 by use of all appropriate remedies.

20 (2) The City Council may order that the cost of abating the public nuisance,
21 including reinspection fees and interest, shall be assessed against the property. In such a case, the City
22 Council shall confirm the assessment and have it filed with the County Recorder and mailed in
23 accordance with Subsection (B) of this Section. Thereafter, the assessment shall constitute a lien upon
24 the property.

25 (B) An assessment lien processed under Subsection (A):

26 (1) Is perfected when the City Clerk has:

27 (a) Filed with the County Recorder a statement of the amount of
28 expenses due and unpaid and describing the property subject to the lien; and

1 (b) Sent by certified mail, return receipt requested, a notice of the
2 lien, separately prepared for each lot affected, and addressed to the last known owner of the property
3 at his last known address, as determined by the real property assessment roll in the Clark County
4 Assessor's Office.

5 (2) Shall be:

6 (a) Coequal with the latest lien on the subject property to secure the
7 payment of general taxes;

8 (b) Not subject to extinguishment by the sale of the property on
9 account of the nonpayment of general taxes;

10 (c) Prior and superior to all liens, claims, encumbrances and titles
11 other than the liens of assessments and general taxes.

12 (3) Shall bear interest, from the date of recordation, at the rate set by law
13 for judgments, and shall continue until the assessment and all interest due and payable thereon is paid.

14 **9.04.110:** (A) Upon the discovery of a chronic nuisance existing on a property, an authorized
15 official, in addition to or lieu of treating the chronic nuisance as a public nuisance under this Chapter,
16 may send to the owner a written notice declaring the existence of a chronic nuisance for purposes of
17 proceeding under this Section and Section 9.04.120. The notice shall be entitled "Notice and
18 Declaration of Chronic Nuisance" and shall:

19 (1) Identify with particularity the property upon which the chronic nuisance
20 is located;

21 (2) Include a description of the conditions or activities which constitute the
22 chronic nuisance;

23 (3) Specify the date by which the condition must be abated in order to
24 prevent the matter from being submitted to the City Attorney for legal action; and

25 (4) Indicate that the owner may seek a hearing on the matter before a court
26 of competent jurisdiction.

27 (B) The Notice and Declaration of Chronic Nuisance shall be sent by certified mail,
28 return receipt requested to the owner of the property.

1 (C) The date specified in the Notice and Declaration of Chronic Nuisance for
2 abatement is tolled for the period during which the owner requests a hearing and receives a decision.

3 **9.04.120:** (A) When a property owner has been served with a Notice and Declaration of
4 Chronic Nuisance and has failed to abate the chronic nuisance by the date specified in the Notice and
5 Declaration, the authorized official may request the City Attorney to file an abatement action in a court
6 of competent jurisdiction. If the court finds that a chronic nuisance exists and emergency action is
7 necessary to avoid immediate threat to the public welfare or safety, the court shall order the City to
8 secure and close the property for a period not to exceed one year or until the nuisance is abated,
9 whichever occurs first. In addition, the court may:

10 (1) Impose a civil penalty of not more than five hundred dollars per day for
11 each day that the condition was not abated after the date specified in the Notice and Declaration of
12 Chronic Nuisance by which the owner was required to abate the condition;

13 (2) Order the owner to pay the City for all costs incurred and fees imposed
14 by the City in abating the condition;

15 (3) If applicable, order the owner to pay reasonable expenses for the
16 relocation of any tenants who are affected by the chronic nuisance; and

17 (4) Order any other appropriate relief.

18 (B) In any proceeding in which the City has expended funds to abate a chronic
19 nuisance that has not been abated by the owner, the City may avail itself of the remedies described in
20 Section 9.04.100 for the abatement of public nuisances generally.

21 SECTION 13: Title 19, Chapter 00, Section 70, Subsection (D), of the Municipal Code
22 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 (D) Violation--Nuisance. Any building or structure set up, erected, built, moved, or maintained
24 or any use of property contrary to the provisions of this Title shall be, and is declared to be, unlawful
25 and a public nuisance and the City Attorney shall, upon order of the City Council[,], or direction from
26 the City Manager, immediately commence actions or proceedings for the abatement, removal and
27 enjoinder of it in a manner provided by law and shall take such other steps and shall apply to the
28 court as may have jurisdiction to grant relief to abate or remove the building, structure or use, and

1 restrain and enjoin any person from setting up, erecting, building, moving, or maintaining any building
2 or structure, or using any property contrary to the provisions of this Title.

3 SECTION 14: For purposes of Section 2.100(3) of the City Charter, LVMC 19.00.070
4 is deemed to be a subchapter rather than a section.

5 SECTION 15: If any section, subsection, subdivision, paragraph, sentence, clause or
6 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
7 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
8 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
9 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
10 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
11 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
12 invalid or ineffective.

13 SECTION 16: Whenever in this ordinance any act is prohibited or is made or declared
14 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
15 required or the failure to do any act is made or declared to be unlawful or an offense or a
16 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
17 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
18 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
19 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

20 ...

21 ...

22 ...

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1 SECTION 17: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this _____ day of _____, 2006.

5 APPROVED:

6
7 By _____
OSCAR B. GOODMAN, Mayor

8 ATTEST:

9
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 11-28-06
13 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

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BUSINESS IMPACT STATEMENT
BILL NO. 2006-69

(Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances)

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2006-69, that will update the remedies and procedures for abating public nuisances and chronic nuisances, and add licensing provisions to facilitate the prevention and abatement of such nuisances.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Notice of the proposed ordinance provisions and an invitation to respond were sent to a number of business organizations and their representatives, including chambers of commerce. An inquiry was made as to the purpose of the ordinance, but no other responses were received by the City.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

None anticipated

Beneficial effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

Direct effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

Indirect effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Not applicable

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:

Unknown, but any cost are potentially recoverable from violators

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Not applicable

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Not applicable

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains when such duplicative or more stringent provisions are necessary:

Not applicable

Date: November 28, 2006

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

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

Bill No. 2006-67 – Adopts an updated version of the Las Vegas Downtown Centennial Plan, together with related development standards. Sponsored by: Councilman Gary Reese

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

In 2000 the City Council adopted the Downtown Centennial Plan, along with related design standards, to guide development in the downtown area. The Plan has been updated in order to reflect and address changing conditions, goals, priorities and strategies. This bill will adopt the updated Plan, which will replace and supersede the 2000 Plan. The updated Plan was approved by the Planning Commission on September 7, 2006, and by Council vote on October 4, 2006.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2006-67

Minutes:

Recommendation noted.

1/3/2007 Council Agenda

1 **BILL NO. 2006-67**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE TO ADOPT AN UPDATED VERSION OF THE "LAS VEGAS DOWNTOWN**
4 **CENTENNIAL PLAN," TOGETHER WITH RELATED DEVELOPMENT STANDARDS, AND**
5 **TO PROVIDE FOR OTHER RELATED MATTERS.**

6 Sponsored by: Councilman Gary Reese

Summary: Adopts an updated version of the Las
Vegas Downtown Centennial Plan, together with
related development standards.

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

9 **SECTION 1:** Attached to this Ordinance is a document entitled the "Las Vegas
10 Downtown Centennial Plan," the essential provisions of which were approved by the Planning
11 Commission on September 7, 2006, and by a City Council vote on October 4, 2006. That document
12 (the "Downtown Centennial Plan"), copies of which shall be on file in the office of the City Clerk and
13 in the Planning and Development Department, is hereby adopted by the City. The Downtown
14 Centennial Plan shall replace and supersede the document of a similar name that was adopted by
15 Ordinance No. 5238 on July 5, 2000, and any subsequent amendments thereto.

16 **SECTION 2:** The provisions of the Downtown Centennial Plan are deemed to be
17 consistent with the City of Las Vegas General Plan. To the extent of any inconsistency, the provisions
18 of the Downtown Centennial Plan shall govern.

19 **SECTION 3:** Whenever an ordinance or provision of the Municipal Code:

20 (A) Refers to the Downtown Centennial Plan or the boundaries thereof;

21 (B) Was adopted before the adoption of this Ordinance; and

22 (C) Survives the adoption of this Ordinance,

23 the ordinance or Code provision shall be deemed to refer to the Downtown Centennial Plan and its
24 boundaries as adopted by this Ordinance.

25 **SECTION 4:** Title 19, Chapter 4, Section 60, Subsection (B) of the Municipal Code
26 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom the
27 subdivision entitled "Las Vegas Downtown Outdoor Dining Standards [DS8]."

28 **SECTION 5:** Title 19, Chapter 6, Section 60, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

2 SECTION 6: Title 19, Chapter 6, of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
4 reading as follows:

5 **19.06.060 DOD Downtown Overlay District**

6 (A) Intent. The intent of the Downtown Overlay District is to establish special standards for
7 development within the City's established urban core. The boundaries of the District shall be
8 coterminous with the boundaries of the Las Vegas Downtown Centennial Plan, as adopted by
9 ordinance, and as the boundaries may be amended from time to time.

10 (B) Design Standards. Development within the Downtown Overlay District shall conform to the
11 Design Standards that are included within the Las Vegas Downtown Centennial Plan. Those Design
12 Standards are adopted and incorporated by this reference. In addition, development within the
13 boundaries of any sub-districts within the Downtown Overlay District shall conform to applicable
14 Design Standards that have been adopted for that sub-district. As and when such Design Standards
15 for sub-districts are adopted, they shall be deemed to be incorporated into this Subsection by this
16 reference. Copies of all Design Standards adopted by the City Council (whether published separately
17 or not) shall be on file in the Office of the City Clerk and in the Planning and Development
18 Department. The Downtown Centennial Plan Design Standards are mandatory and shall apply to any
19 property and zoning category within the District, and any Design Standards adopted for any sub-
20 district are mandatory and shall apply to any property and zoning category within the sub-district to
21 which they pertain. Design Standards referred to in this Subsection may be amended from time to
22 time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive
23 design standards for one or more additional sub-districts within the Downtown Overlay District, those
24 more restrictive standards shall apply to the sub-district to which they pertain.

25 (C) Special Provisions. In order to encourage the development of a complex, visually interesting
26 and urbane walkable mixed-use environment, and to encourage transit-oriented development as future
27 transit routes and stations develop within the Downtown area, properties within the Downtown
28 Overlay District are exempt from the automatic application of the mandatory maximum building

1 height, required building setback, maximum lot coverage, residential adjacency, standard landscaping
2 requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section
3 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff,
4 the Planning Commission, and the City Council from imposing limitations on the approval of a Site
5 Development Plan. Site Development Plan applications within the Downtown Overlay District shall
6 be evaluated on a case-by-case basis to determine the extent to which those standards shall be
7 required.

8 SECTION 7: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.060
9 is deemed to be a subchapter rather than a section.

10 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause or
11 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
12 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
13 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
14 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
15 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
16 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
17 invalid or ineffective.

18 SECTION 9: All ordinances or parts of ordinances or sections, subsections, phrases,
19 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
20 1983 Edition, in conflict herewith are hereby repealed.

21 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

22 APPROVED:

23
24 By OSCAR B. GOODMAN, Mayor

25 ATTEST:

26 BARBARA JO RONEMUS, City Clerk

27 APPROVED AS TO FORM:

28 Val Steep 11-21-06
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

18

19

20

21

22

23

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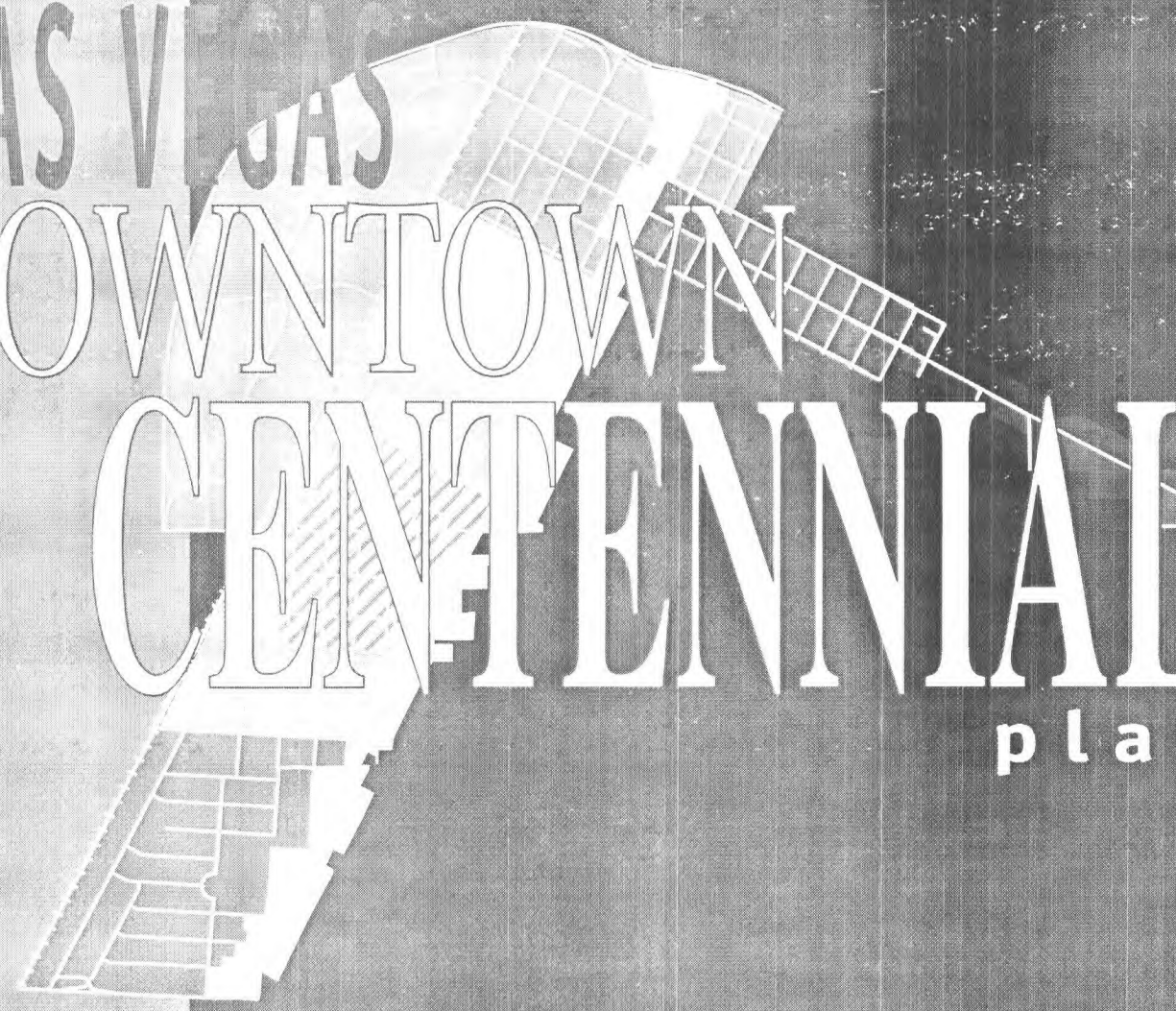
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27

28

ESTABLISHING
FUNDAMENTAL
PLANNING,
DEVELOPMENT, LAND
USE CONCEPTS,
AND URBAN DESIGN
STANDARDS TO
GUIDE REDEVELOPMENT
THROUGH THE
CENTENNIAL AND
BEYOND

A stylized, layered map of downtown Las Vegas is positioned behind the main title. The map shows a grid of streets and is rendered in a light, semi-transparent style, allowing the text to be read over it. It appears to be a plan view of the city's layout.

LAS VEGAS DOWNTOWN CENTENNIAL

plan

LAS VEGAS DOWNTOWN CENTENNIAL plan

The City of Las Vegas Downtown Centennial Plan was recommended by the Las Vegas Planning Commission on December 1, 2005.

The Las Vegas City Council adopted Ordinance #_____ the amended Las Vegas Downtown Centennial Plan document, on _____.



History of Original Document:

The City of Las Vegas Downtown Centennial Plan was

adopted by CCDC February 17, 2000

adopted by Planning Commission April 27, 2000

adopted by City Council July 5, 2000 by Ordinance #5238

updated:

December 4, 2002 by Ordinance #5550

February 5, 2003 by Ordinance #5566

August 13, 2003 by General Plan Amendment #GPA-2591

November 5, 2003 by General Plan Amendment #GPA-3000

November 5, 2003 by General Plan Amendment #GPA-3130

October 21, 2004 by General Plan Amendment #GPA-5015

LIST OF CREDITS

LAS VEGAS CITY COUNCIL

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Gary Reese, Mayor Pro Tem, Councilman, Ward 3
Larry Brown, Councilman, Ward 4
Lawrence Weekly, Councilman, Ward 5
Steve Wolfson, Councilman, Ward 2
Lois Tarkanian, Councilman, Ward 1
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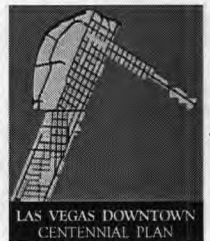


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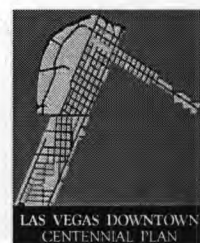


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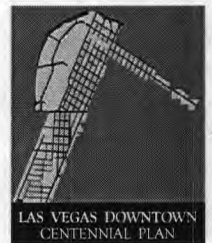


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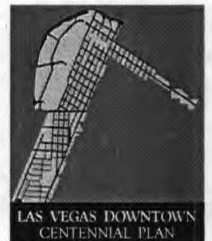


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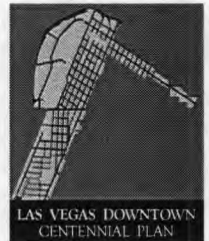


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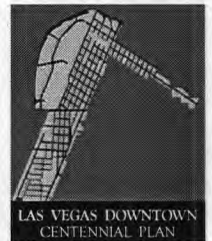


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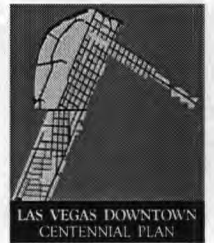
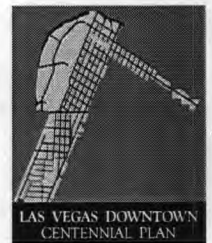


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I. VISION OF DOWNTOWN LAS VEGAS

On May 15, 2005, Las Vegas celebrated the 100th anniversary of its founding (Photo 1). The Las Vegas Downtown Centennial Plan (hereinafter "the Plan") establishes fundamental planning, development, and land use concepts, and especially urban design standards to guide the redevelopment of the original core of the burgeoning Las Vegas Valley beyond its centennial. This plan is a component of the City's 2020 Master Plan, and therefore, shares a 20-year horizon for full implementation.

Several major projects are currently in development that will begin to change the face, and the public's impressions, of downtown. These projects will greatly improve the tax base for the City, which will in turn enhance future redevelopment opportunities. Jobs will be created: construction, professional and service employment. This critical mass of thousands of new workers will foster additional housing development from apartments to lofts to high-rise condominiums. With the increase in population downtown, new cafes, restaurants, and supporting commercial uses will emerge. This growing synergy of uses will create a dynamic, rich, urban environment that will

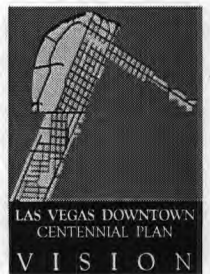


PHOTO 1: CENTENNIAL CELEBRATION

Mayor Oscar Goodman (lower right) and other prominent Las Vegas citizens re-enacting the Las Vegas townsite land auction.



promote additional redevelopment and more intense land uses downtown. In addition, the tourism industry continues to grow downtown as evidenced by the increase in visitors. According to the Las Vegas Convention and Visitors Authority, an average of 49,651 people visited downtown on a daily basis in 2003 and this number increased to 58,388 in 2004. This continuing trend will create a complex and intriguing pedestrian-oriented 24-hour lifestyle.

The Plan sets forth a long-term strategy to re-establish Downtown Las Vegas as the region's premier artistic, cultural, civic, financial and urban residential center of the valley (Photo 2). Downtown is becoming a destination that tourists, residents, and business people seek out for its employment and residential opportunities, ease of access, and unique cultural opportunities. It will have a high quality of office space, restaurants catering to both daytime and evening patrons, parks, plazas, streets lined with trees and arcades, hotels, the historic casinos, artist galleries, theaters, shopping, museums, and perhaps most importantly, new residential communities and neighborhoods. It remains the home to Las Vegas City Hall, the Clark County Government Center, regional courts, federal and civic uses, as well as the new Chelsea Premium Outlet Mall (Photo 3). The resurgence of activity has generated economic vitality and helps make Downtown Las Vegas a safe, pleasant place to live, work and play.

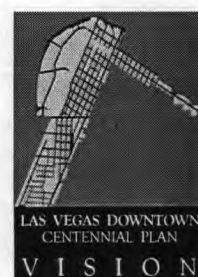


PHOTO 2: AERIAL OF DOWNTOWN LAS VEGAS



PHOTO 3: CHELSEA PREMIUM OUTLET MALL



A. DOWNTOWN RENAISSANCE

Downtown Las Vegas has seen its first renaissance as a true urban center for the entire Las Vegas Valley during the past ten years. The opening of the Fremont Street Experience in 1995 (Photo 4) marked the beginning of a series of new development projects and a succession of rapid, positive changes. The new Clark County Government Center (Photo 5) was dedicated in 1997, anchoring the initial redevelopment of the Union Pacific rail yards and setting a high architectural standard for new development to follow. The Lloyd George Federal Courthouse (Photo 6), dedicated in 2000, continued the government led trend of exceptional new architecture. In 2003, The Chelsea Premium Outlet Mall opened and the first major downtown residential project, Bridger Apartments, was completed. In the summer of 2005 the first of ten phases of the World Market Furniture

PHOTO 4: FREMONT STREET EXPERIENCE

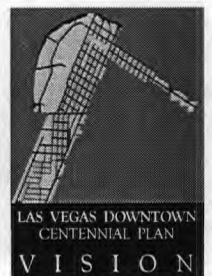
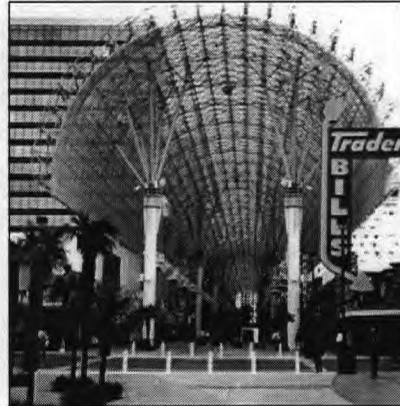


PHOTO 5: CLARK COUNTY GOVERNMENT CENTER



PHOTO 6: FEDERAL BUILDING / U.S. COURTHOUSE



Project (Photo 7) opened in yet another landmark building and Soho Lofts, the first of several downtown high-rise condominium projects, broke ground.

The City of Las Vegas has invested some 83 million dollars on downtown public infrastructure projects between 1995 and 2005. The Fourth Street Corridor (Photo 8), lined with palm trees and wide sidewalks, has been completely rebuilt from Las Vegas Boulevard to Interstate 515. The Welcome to Fabulous Downtown Las Vegas sign (Photo 9) that is surrounded by a canopy of 222 palm trees marks a visitors' arrival to downtown from The Strip. Lewis Avenue has been transformed into a tranquil urban pathway (Photo 10) and Las Vegas Boulevard has been beautified with a landscaped median from one end of downtown to the other, providing visitors with seamless visual continuity from The Strip to City Hall. This stretch of roadway has also been designated a State of Nevada Scenic Byway. The City continues to plan for the future and will support private development with additional right-of-way and streetscape improvements. A downtown urban pathways corridor, linking key cultural and entertainment uses and the Bus Rapid Transit linking the Strip through to downtown will both add new convenient travel linkage for residents and tourists alike.

PHOTO 7: WORLD MARKET CENTER



PHOTO 8: FOURTH STREET CORRIDOR IMPROVEMENTS

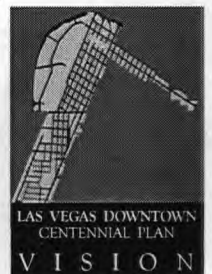


PHOTO 9: WELCOME TO DOWNTOWN LAS VEGAS SIGN



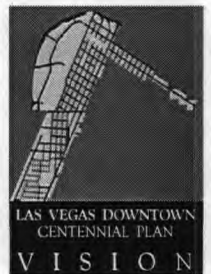
PHOTO 10: LEWIS AVENUE IMPROVEMENTS



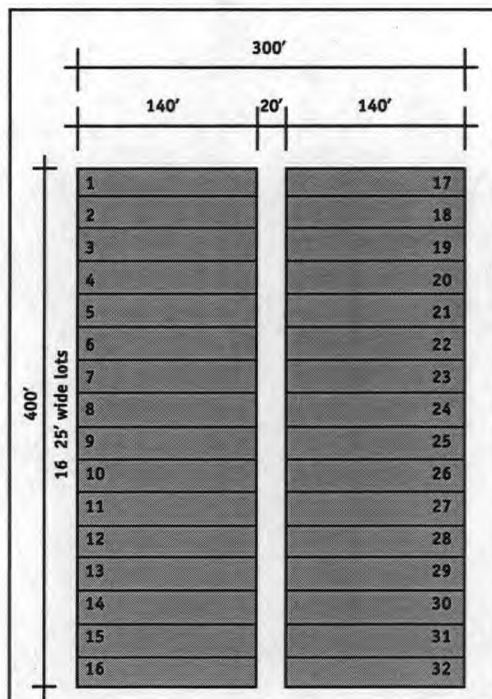
B. OVERALL HISTORY OF DOWNTOWN

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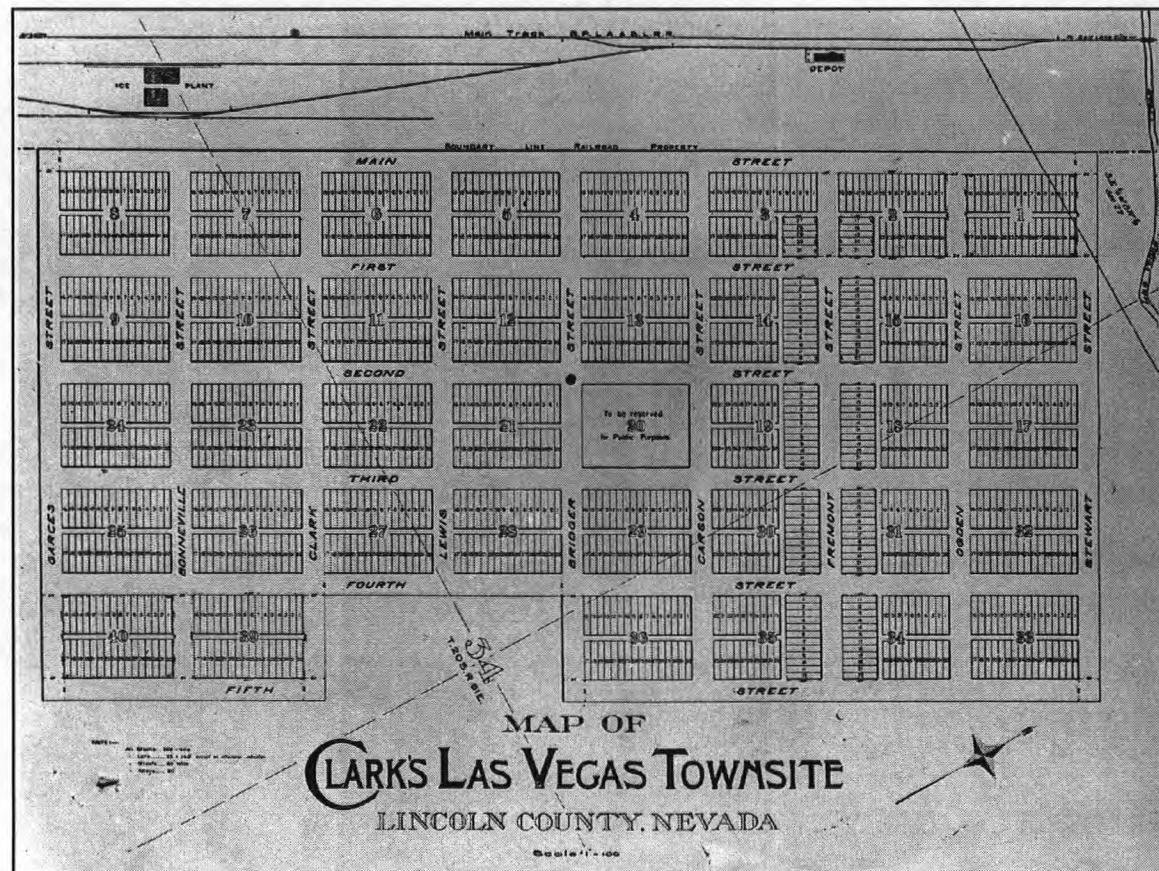
On May 15, 1905, the Union-Pacific Railroad founded Las Vegas as a commercial real estate venture. The railroads' realtor laid out an original grid of 40 blocks, each 300 by 400 feet, long-wise along the eastside of the train tracks, and sold off lots via an auction. A 20-foot wide alley broke most blocks in half, and the halves were generally sub-divided into 16, 25-foot lots, each 140 feet deep (32 lots to the block maximum) (Graphic 1). The railroad station sat proudly in a park on the west side of Main Street and at the head of Fremont Street (the site of today's Union Plaza Hotel/Casino). The railroads' employees were the first occupants of the new town. Fremont Street was parceled up to be the main commercial street, running east-west against the grid. North-south streets ran parallel to Main and number First, Second, Third, and so on moving eastward. However, Fifth Street has since become Las Vegas Boulevard, extending "The Strip" northward into Downtown Las Vegas. East-west streets were named for famous folks who were influential in the founding of Nevada (Map 1). A mix of residential and commercial uses, including gambling halls and saloons quickly sprung up in this bare, dusty desert town. The City was incorporated under State of Nevada Statutes in 1911.



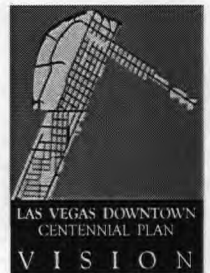
GRAPHIC 1: ORIGINAL DOWNTOWN BLOCK PATTERN AND SMALL PARCEL LAYOUT



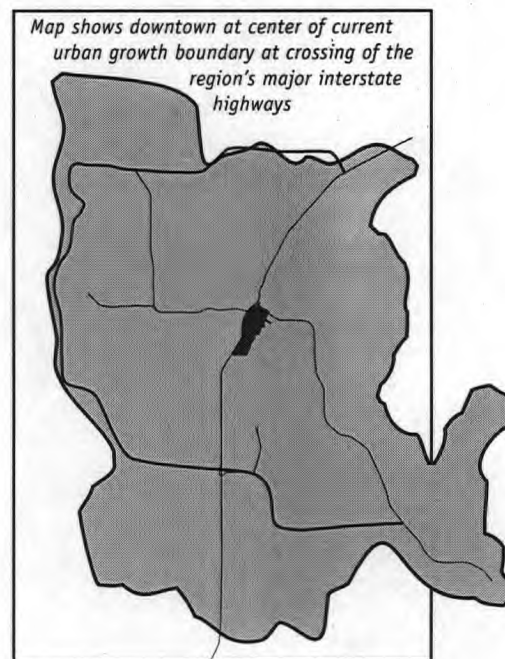
MAP 1: DOWNTOWN: HISTORIC BLOCK AND PARCEL PATTERN



Downtown Las Vegas has a rich legacy of business, commerce, entertainment, lodging and culture. It ranges from the founding of the First State Bank of Las Vegas on the corner of First and Fremont Streets in 1905 to the ultra, high-tech entertainment spectacular of today's Fremont Street Experience. Downtown Las Vegas has long served as the hub of the entire Las Vegas Region (Map 2). Over the last generation though, office development has dispersed to new suburban centers like Summerlin and Green Valley. The original block pattern, and especially the small parcel layout, presents the greatest challenge for downtown redevelopment. Many 25 and 50-foot wide lots still remain across downtown under separate ownership. Modern development seldom happens in 25-foot wide increments. The smallest parcels feasible for current development standards are larger than a half block, with many on a full block or larger. In 1996, the City Council, in an effort to reduce the artificially high land values recommended several blocks be removed from the Gaming Enterprise Overlay District (Map 3). The Nevada State Legislative body concurred with the recommendation and removed the said blocks in 1997.



MAP 2: DOWNTOWN AS THE HUB OF THE LAS VEGAS VALLEY



NO.	BUSINESS	ADDRESS	LICENSE
1	Admiral Charles Hotel and Casino	740 S Decatur Blvd	G08-00001
2	Astor Old Inn and Casino (RED)	2200 S Las Vegas Blvd	G08-00002
3	California Hotel and Casino	12 E Ogden Ave	G08-00003
4	Castaways Hotel and Casino (WON)	2800 Fremont St	G08-00004
5	El Cortez Hotel and Casino	600 Fremont St	G08-00005
6	Flamingo's Casino and Hotel	301 Fremont St	G08-00006
7	Four Queens Hotel and Casino	202 Fremont St	G08-00007
8	Fremont Hotel and Casino	200 Fremont St	G08-00008
9	Gold Spas Hotel and Casino	400 E Ogden Ave	G08-00009
10	Golden Gate	1 Fremont St	G08-00010
11	Golden Nugget	120 Fremont St	G08-00011
12	Horseshoe John's Inn Back Casino Bar (RED)	2430 S Las Vegas Blvd	G08-00012
13	Horseshoe Club	120 Fremont St	G08-00013
14	La Bayou	15 Fremont St	G08-00014
15	Luxor Hotel and Casino	260 N Third St	G08-00015
16	Las Vegas Club	18 Fremont St	G08-00016
17	Man Street Station	200 N Main St	G08-00017
18	Marmala	32 Fremont St	G08-00018
19	Las Vegas Gaming Company, dba Moulin Rouge (WON)	900 W Bonanza Rd	G08-00019
20	Capadoc Gaming Corp., dba Nevada Hotel and Casino	235 S Main St	G08-00020
21	Palace Station Hotel and Casino	2411 W Sahara Ave	G08-00021
22	Queen of Hearts Hotel and Casino	19 Lewis Ave	G08-00022
23	Rampart Casino (RED)	221 N Rampart Blvd	G08-00023
24	Santa Fe Station	4849 N Rancho Dr	G08-00024
25	Stratosphere Tower Casino and Hotel (RED)	2000 S Las Vegas Blvd	G08-00025
26	Surfcom Hotel and Casino (RED)	9900 Alia Dr	G08-00026
27	Ultra New Town Towers	600 Jackson St	G08-00027
28	Union Plaza Hotel and Casino	1 S Main St	G08-00028
29	Western Hotel and Casino	800 Fremont St	G08-00029
30	Wildfire Casino	1901 N Rancho Dr	G08-00030

(RED) indicates that the property is located within a gaming enterprise district.
(WON) indicates that the property is non-operational and is subject to the provisions of LVAC Title 6.40.165

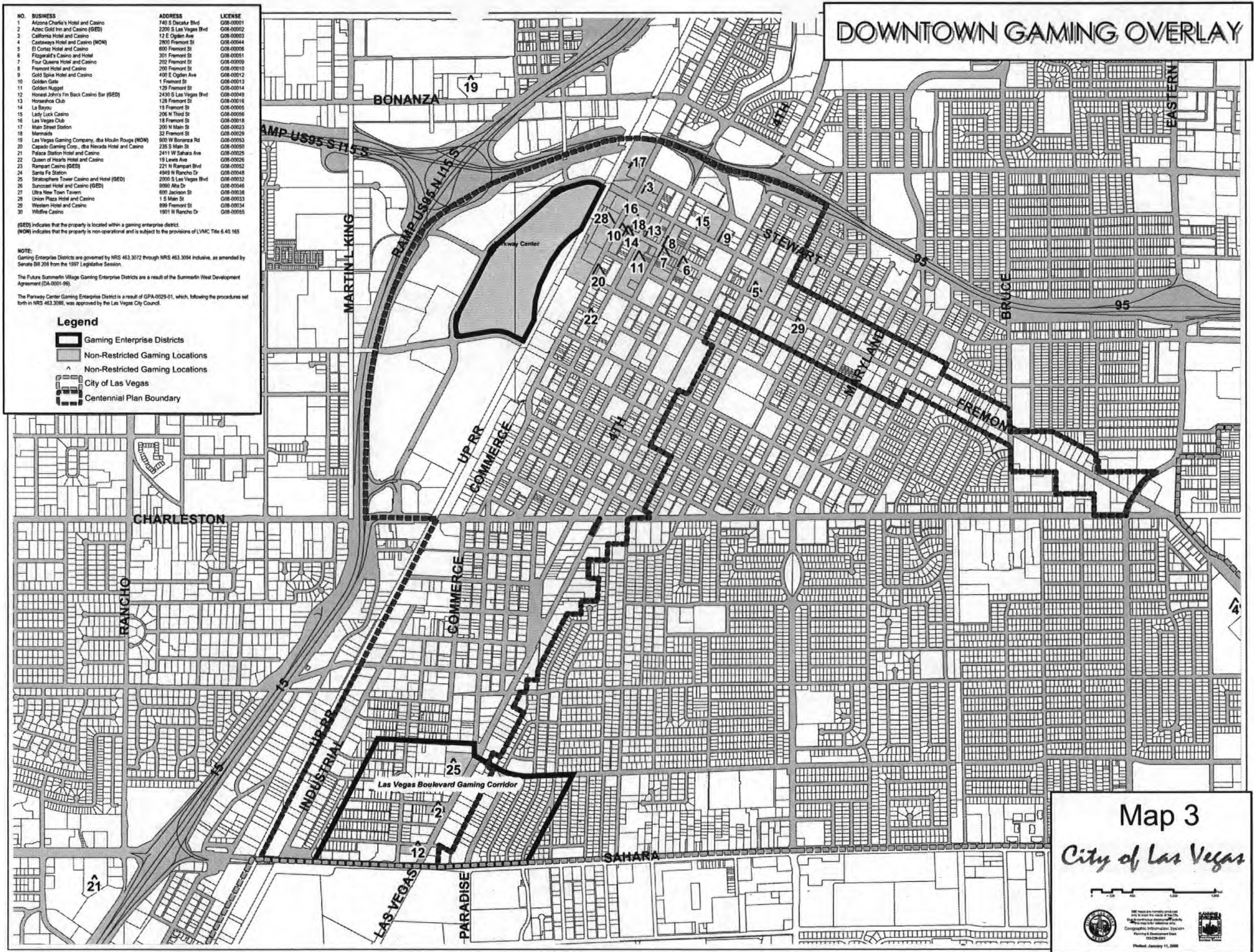
NOTE:
Gaming Enterprise Districts are governed by NRS 463.3072 through NRS 463.3084 inclusive, as amended by Senate Bill 208 from the 1997 Legislative Session.

The Future Summerlin Village Gaming Enterprise Districts are a result of the Summerlin West Development Agreement (DA-0001-96).

The Parkway Center Gaming Enterprise District is a result of GPA-0029-01, which, following the procedures set forth in NRS 463.3086, was approved by the Las Vegas City Council.

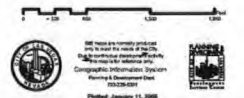
Legend

-  Gaming Enterprise Districts
-  Non-Restricted Gaming Locations
-  Non-Restricted Gaming Locations
-  City of Las Vegas
-  Centennial Plan Boundary



DOWNTOWN GAMING OVERLAY

Map 3
City of Las Vegas



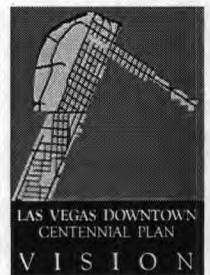
Map 3 is a map of the City of Las Vegas showing the Downtown Gaming Overlay. It includes a scale bar and logos for the City of Las Vegas and the Nevada State Engineer's Office.

C. POLICY CONTEXT FOR DOWNTOWN LAS VEGAS

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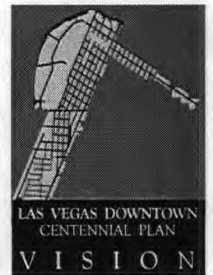
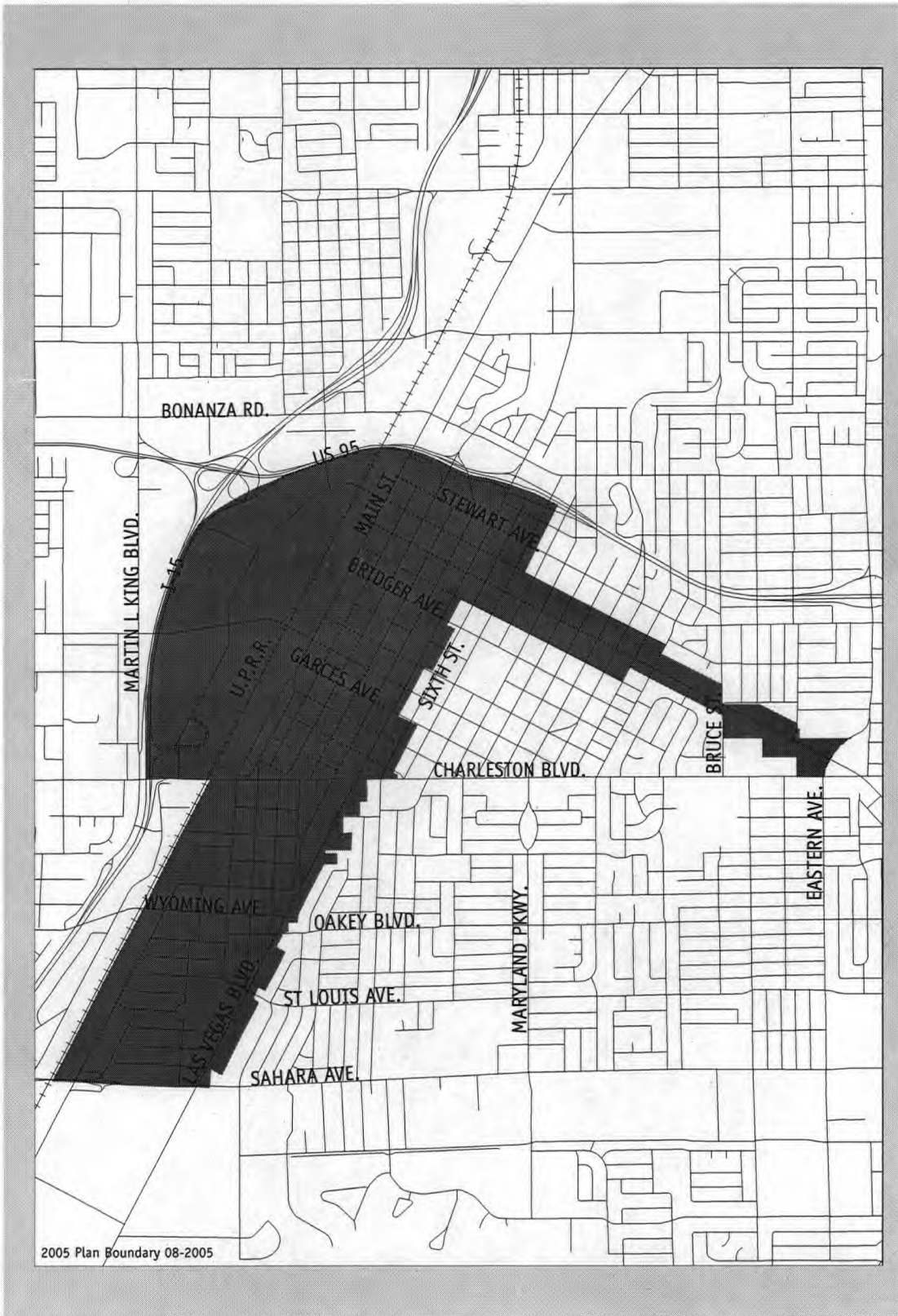
Within the context of the Plan, Downtown Las Vegas shall be defined as the geographic area generally contained within the boundaries of the southern parcels along I-515 on the north, western parcels along Sixth Street on the east, Sahara Avenue on the South and Interstate-15 on the west, and extending along East Fremont Street to Charleston Boulevard (Map 4). The centerline of Sahara Avenue is the boundary between the City of Las Vegas and unincorporated Clark County. This land area, approximately one-half mile wide and one and one-half miles long and nearly 1200 acres, is divided into nine unique districts (Map 5):

- 1) Office Core;
- 2) Las Vegas Boulevard;
- 3) Downtown South / 18b The Las Vegas Arts District;
- 4) Parkway Center;
- 5) Central Casino Core;
- 6) Northern Strip; and
- 7) East Village / Fremont East District

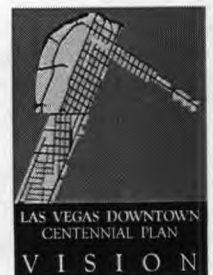
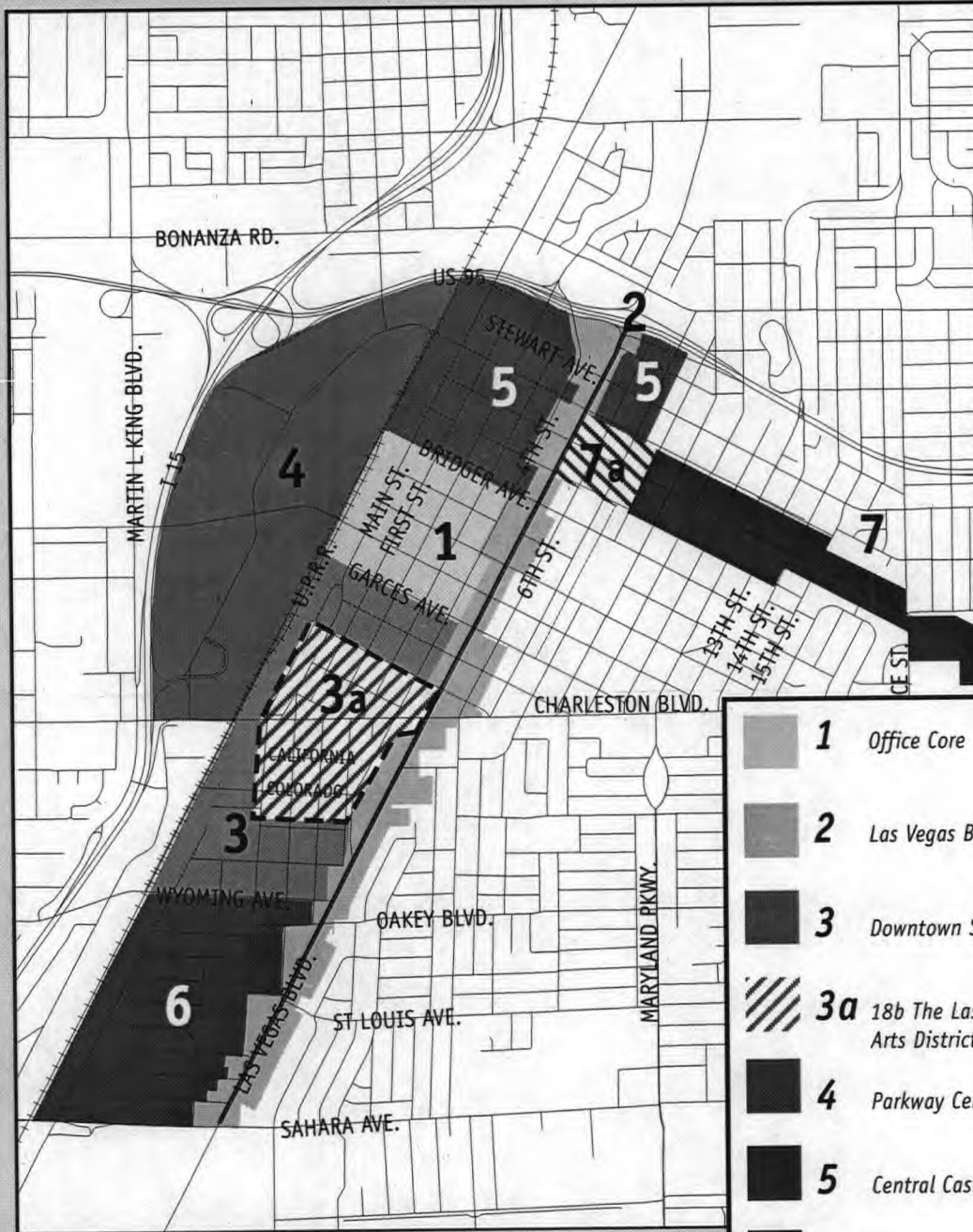


This area of study is the central portion of the City of Las Vegas Downtown Redevelopment Area, but excludes the Redevelopment Agency's surrounding local neighborhood centers that are not a part of this plan.

The nine planning districts within this study area are defined by the predominant type and intensity of land uses, general architectural character, and qualities of the streetscape within them. Most of the districts are linked together by Las Vegas Boulevard commonly called "The Strip" to the south or "The Boulevard" as it passes through the City and beyond its northern limits.



MAP 4: LAS VEGAS DOWNTOWN CENTENNIAL PLAN BOUNDARY



-  **1** Office Core
-  **2** Las Vegas Blvd.
-  **3** Downtown South
-  **3a** 18b The Las Vegas Arts District
-  **4** Parkway Center
-  **5** Central Casino Core
-  **6** Northern Strip Gateway
-  **7** East Village
-  **7a** Fremont East

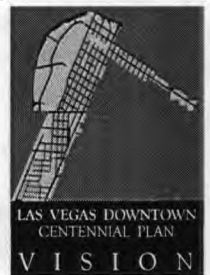
MAP 5: SEVEN DOWNTOWN PLANNING DISTRICTS

Efforts to competitively reposition Downtown Las Vegas began in April 1986 when the City of Las Vegas Downtown Redevelopment Agency (DRA) engaged the consulting firm of Laventhol and Horwath, CPA, of Los Angeles, to prepare a development analysis and strategy for Downtown Las Vegas. The policies in that plan and strategies enabled the DRA to react to developer proposals as they were presented. Those strategies predominated until 1993 when the DRA Board of Directors sought to establish a more proactive stance to the redevelopment efforts of Downtown Las Vegas. The firm of Trkla, Pettigrew, Allen & Payne, Inc. (TPAP) was engaged to update the agency's comprehensive plan and redevelopment strategy.

Building upon the urban planning goals and framework provided in the 1993 TPAP study, the Denver office of the urban planning / design firm, EDAW, Inc. (in consultation with the market research firm, Growth Management, Inc., real estate development advisors, Keyser Marston Associates, Inc., and transportation consultant, TDA, Inc.) drafted an urban design master plan for the City of Las Vegas, City Manager's Office. EDAW's draft plan was adopted by Resolution of the City Council on October 2, 1996, as "draft design guidelines" only. The EDAW plan was intended to translate the TPAP urban planning and framework goals into a plan for future improvements, and to establish appropriate land use configurations in conjunction with design standards for image, character, landscaping, building massing, pedestrian systems, and public open space.

The City Centre Development Committee, CCDC, was formed by the City Council in late 1997 to oversee redevelopment activities in Downtown Las Vegas. City of Las Vegas Planning and Development Department staff, with the advice and consent of the CCDC Downtown Implementation Sub-Committee, edited, redrafted, and completed the Plan on February 2, 2000. The Plan was adopted by a resolution of the CCDC Board of Directors on February 17, 2000. CCDC recommended adoption of the plan to the Planning Commission and City Council, and Ordinance 2000-49 adopted The Las Vegas Downtown Centennial Plan on July 5, 2000, as a General Plan Amendment (GPA).

Subsequent amendments have occurred in 2002, 2003 and 2004. Ordinance 5550 adopted December 4, 2002 updated the overall design standards for the Plan. GPA 2591 adopted on August 13, 2003 established the official boundaries of the Arts District and specific design standards to be followed within those boundaries. GPA-3000 adopted on November 5, 2003 added the urban trail



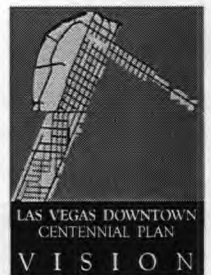
objectives and locations to the Plan. Also on November 5, 2003 a revision was made to the Arts District section expanding the district two blocks south to Colorado Avenue, updating the design standards for the district and re-defining the Office Core boundaries. On October 21, 2004 City Council adopted GPA 5015 which established Las Vegas Boulevard as an urban trail with the Scenic Byway Overlay. Future additions and refinements will occur as the Plan matures.

E. APPLICABILITY OF THE PLAN

The Las Vegas Downtown Centennial Plan conforms to the 2020 Las Vegas Master Plan. The Las Vegas Downtown Centennial Plan supersedes and replaces the Downtown Urban Design Master Plan as adopted by Resolution as "Design Guidelines" by City Council on October 2, 1996.

The Las Vegas Downtown Centennial Plan complements and coordinates with the new Downtown Overlay District, Title 19.06.060 of the City of Las Vegas Zoning Code, as adopted March 1997 and amended thereafter, and was incorporated therein by Ordinance 2000-49.

The Las Vegas Downtown Centennial Plan complements and coordinates with the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, as adopted March 5, 1986, and amended thereafter.



F. WAIVER AND AMENDMENT PROCESS

14

1. Waiver.

a. Requirements.

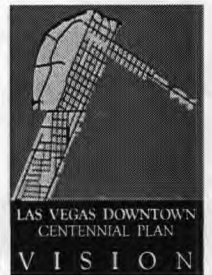
Waivers to the Design Standards contained within the Las Vegas Downtown Centennial Plan may only be granted by the City Council with clear and convincing evidence for demonstrated economic hardship or to further the City's redevelopment efforts.

b. Land Use.

No waivers can be granted for permitted Land Uses.

c. Decision and Appeal.

A decision by the Planning Commission to deny a waiver application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, the applicant appeals the decision to City Council by written request filed with the City Clerk.



2. Amendments.

- a. Amendment(s) to the Standards outlined within the Las Vegas Downtown Centennial Plan may be made via the Text Amendment process.

II. URBAN DESIGN FRAMEWORK

15

The Urban Design Framework establishes the following urban design concepts and general urban planning principles for Downtown Las Vegas:

A. GATEWAYS

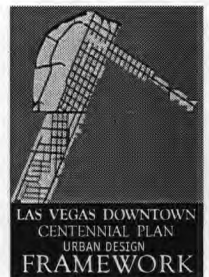
Entry points to important places are largely ceremonial in nature, symbolically marking the point of passage from one district into another. Las Vegas has several entry points into the downtown area, some of which are not now distinctively delineated. The gateways into downtown will receive special treatment, including landscaping, lighting, signage, and other related improvements as funds become available. This will make them distinctive within the urban environment and establish a civic presence and sense of pride for visitors, workers and residents of downtown. Secondary gateways between the various districts and surrounding neighborhoods will also feature physical improvements of landscaping, lighting, and signage to announce that transition.

One important gateway feature has been installed at Fourth Street and Las Vegas Boulevard. It consists of the Welcome to Fabulous Downtown Las Vegas neon sign in a garden-like canopy of date palms.

18b The Las Vegas Arts District Neighborhood Association has identified four locations to highlight as gateway entries into the district. The four locations are Charleston Boulevard at Las Vegas Boulevard, Charleston Boulevard near Main Street, Fourth Street at Colorado Avenue and Main Street near Hoover Avenue. It is anticipated that each of the nine districts will develop gateways and characters of their own in due course.

B. ANCHORS

Las Vegas is world renown for its casinos and entertainment. The Plan builds upon that status in its delineation of substantial casino districts, perpetuating an image, character, and history that are uniquely Las Vegas. In downtown, the historic Central Casino Core District along Fremont Street to the north and the Northern Strip Gateway District centered by the Stratosphere Tower to



the south form two distinct areas of landmark status. The visual prominence of the Stratosphere Tower as the compass point for the Las Vegas Valley and the classic Las Vegas casinos nestled into the urban fabric along Fremont Street Experience provide downtown with two entertainment and activity anchors.

C. SPINE

Las Vegas Boulevard is the downtown identity street. The Boulevard south of downtown is simply known as "The Strip." Lined with casinos and characteristic brilliant signage, it has established Las Vegas' image like no other urban element. The Plan utilizes that imagery by extending the landscape north into Downtown Las Vegas and building upon the legacy of The Strip, thereby forging a new identity for downtown. Las Vegas Boulevard forms the major north-south spine thru downtown. Through landscape improvements, right-of-way width expansion, lighting, signage, and urban design standards, it has become a key urban design and orientation element for downtown.

A key, unifying, element along the Las Vegas Boulevard is the restoration and display of historic neon signs along the landscaped median. The famous Hacienda Horse and Rider (Photo 11) sets the standard to be followed and is located at the Fremont Street intersection. When completed, there will be at least one-restored historic neon sign on each block of Las Vegas Boulevard between Sahara Avenue and Washington Avenue. Restored signs will also be found along various urban pathways such as the Arts Trail along First Street.

The Las Vegas Boulevard portion known as "The Strip," was designated by the Federal Highway Administration as a National Scenic Byway and an All-American Road, in 1996. The City has applied for similar status for that portion of Las Vegas Boulevard from Sahara Avenue on the south to Washington Boulevard on the north that falls within the City limits. The first step in the process was the designation by the State of Nevada and that was completed in November 2001.

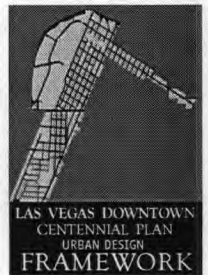


PHOTO 11: HACIENDA HORSE AND RIDER

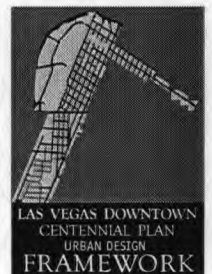
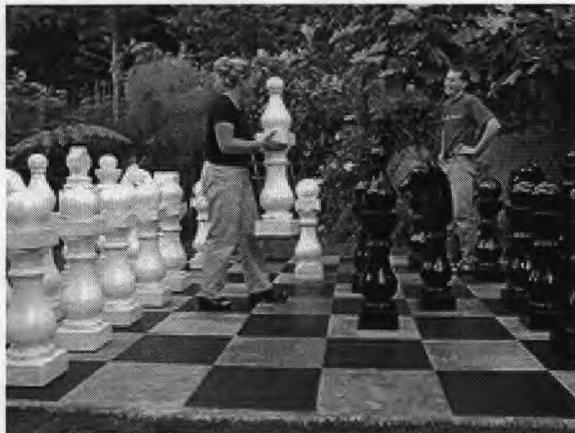


D. LINKAGES

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Linking the nine districts of downtown Las Vegas with one another and with points outside of downtown is very important. Major vehicular linkages exist that connect important places in the City including anchors such as the casino districts, landmarks, neighborhoods, public uses, and private developments. A system of linkages that bolsters the integration of uses and overall design characteristics of downtown is the urban pathway system (Map 6). This system connects the various cultural amenities located throughout downtown by a pedestrian friendly network of streets with enhanced features (Map 7). A way finding system will assist visitors in locating these downtown amenities. The City, along with the Regional Transportation Commission (RTC) and the Nevada Department of Transportation (NDOT), continues to widen and improve roadways entering downtown and throughout the surrounding Las Vegas Valley.

PHOTO 12: EXAMPLE OF URBAN PATHWAY ELEMENT



The RTC proposes a Bus Rapid Transit (BRT) to downtown as an extension of the monorail system that was recently completed to Sahara Avenue. Additionally, a regional fixed guideway rail transit system connecting the Nevada State College in Henderson to the proposed UNLV north campus in North Las Vegas, passing through the Strip corridor and downtown Las Vegas, is being studied. Recent discussions suggest that the first phase of the Transrapid High-Speed Train, which shall ultimately connect Downtown Las Vegas to Los Angeles and Anaheim, California, could well move ahead in the next few years with federal support for at least the first phase connecting Las Vegas to Primm, Nevada. The development of these systems, the continuation of Greyhound



City of Las Vegas

Map 6

Downtown Urban Pathways System

Downtown Trails

- Pioneer Trail
- Art Trail
- Bonanza - Library Trail
- Boulder Plaza
- Entertainment Trail
- Tortise Trail
- Equestrian
- Multi-Use, Equestrian
- Multi-Use, Transportation
- Cultural Corridor
- Scenic Byway

Gray Ways

- 1 Discovery Lane
- 2 F Street
- 3 Casino Center
- 4 Bridge

Downtown Districts

- Central Casino (134.21 Acres)
- Downtown South (156.33 Acres)
- Downtown South/18b The Las Vegas Arts District (80.76 Acres)
- East Village (104.66 Acres)
- East Fremont (25.16 Acres)
- Las Vegas Boulevard (149.2 Acres)
- Northern Strip Gateway (162.01 Acres)
- Office Core (88.47 Acres)
- Parkway Center (284.39 Acres)



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301



City of Las Vegas

Map 7

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Las Vegas
Springs
Preserve



Union Park



Lloyd George
Plaza



18th
The Las Vegas
Arts District



Scenic
Byway



Huntridge

Historic
West Las Vegas

Cultural
Corridor

Neon
Boneyard



Fremont
East



Las Vegas Academy of
Performing Arts

-  Funded/Pending Project
-  Proposed Monorail Station
-  Unfunded Project/Linkages
-  Freeway

bus service, and the necessary relocation of the Downtown Transportation center for the CAT bus system to a larger site creates the opportunity to develop a multi-purpose Downtown Transportation Hub, or Intermodal Transportation Center. Such a center could serve as an obvious linkage between downtown and the Union Pacific site (referred to as Parkway Center within the context of the Plan), and include substantial parking, retail and commercial facilities. The series of eleven approved urban trails will complement this system of linkages.

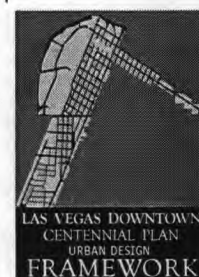
Paralleling Las Vegas Boulevard to the west, Fourth Street serves as a secondary south-to-north one-way linkage between the two established casino anchors. This street features unique paving, landscaping, and lighting elements. As a secondary gateway route to downtown, it relieves traffic congestion on Las Vegas Boulevard and connects directly to an Interstate 515 entry ramp on the north.

Lewis Avenue has been developed into the primary east-west pedestrian corridor for the revitalized Office Core District. The In-Town Office Building and the possible public-private re-use of the historic Fifth Street School complex present tremendous opportunities. The new Centennial plaza features a farmers market on occasion. The Lloyd George Federal Court House and the Regional Justice Center act as anchors for the District and are connected via Lewis Avenue.

First Street, from Boulder Avenue to Fremont Street Experience, will be developed as the Arts Trail and will function as a major pedestrian link between 18b The Las Vegas Arts District and the Fremont Street Experience located within the Central Casino Core District. Widened sidewalks and an enhanced pedestrian experience shall contribute to the revitalization of this central downtown area.

Fremont Street Experience, running between Main Street and Las Vegas Boulevard, serves as a major east-west pedestrian connection, linking most major downtown casinos together and providing a pleasant, themed entertainment and strolling environment. This last link of the Monorail Trail leads directly into the Entertainment Trail that begins on the east side of Las Vegas Boulevard. The Fremont Street Experience is a major local landmark and downtown destination center with its high-tech canopy providing entertainment by night and shaded, breezy streetscape for daytime strolling. Strong consideration shall be given to creating a pedestrian and visual linkage to the Parkway Center site as it develops to the west of the Fremont Street Experience and the Office Core District. The same emphasis will be placed east of the Experience as a way to link with the Fremont East District.

The six-block area abutting Fremont Street between Las Vegas Boulevard and 8th Street was designated the city's Fremont East District on October 2, 2002



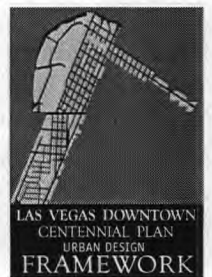
by Ordinance 5521. Nightclubs with live entertainment and no gaming shall dominate this area of downtown and compliment the Central Casino Core District. The Entertainment Trail (Graphic 2), part of the Urban Pathways System, begins at Las Vegas Boulevard and proceeds east to Eighth Street where it turns and goes south terminating at the Las Vegas Academy's new cultural productions theater.

A pivotal linkage in downtown shall occur on Casino Center. It shall anchor the alignment of an initial BRT and eventually a rail transit system, linking downtown to the Strip to the south and potentially to McCarran International Airport and continuing to Henderson. Stations scheduled along Main Street shall benefit the Fremont Street Experience, Office Core and the Arts District. Main Street shall continue to serve as an alternate route for local north-south downtown traffic. The corresponding Monorail Trail will further the pedestrian connection between the Districts as a component of the Urban Pathways System.

The Scenic Byway Trail along Las Vegas Boulevard connects all districts but Parkway Center together. This trail, which is currently a part of the Nevada State Scenic Byway program, may soon become part of the National Scenic Byway program. This is the only urban trail that has its own overlay attached to it. Once completely updated, Las Vegas Boulevard will provide an enjoyable, safe, clean and exciting pedestrian experience for both tourists and local residents alike.

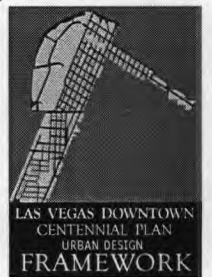
A network of cultural and recreational pocket parks (Urban Pathways) are proposed to be linked by pedestrian corridors and trails (Map 6). This network will provide the amenities that are found in traditional central parks, but will be located in a dispersed pattern throughout the downtown. The pedestrian linkages should be relatively simple and inexpensive corridors that could include widened sidewalks, well-designed streetlamps, banners, occasional trees, benches and trash receptacles. The recreation pockets could include small, fenced areas for doggy aerobics, tot lots, human chess, handball courts, small areas with walls for practicing tennis, perhaps even putting areas.

The net effect of all linkage systems and improvements shall result in drawing people from one place to another, improving the image and character of the area, and consequently encouraging a greater use of Downtown Las Vegas in its entirety.

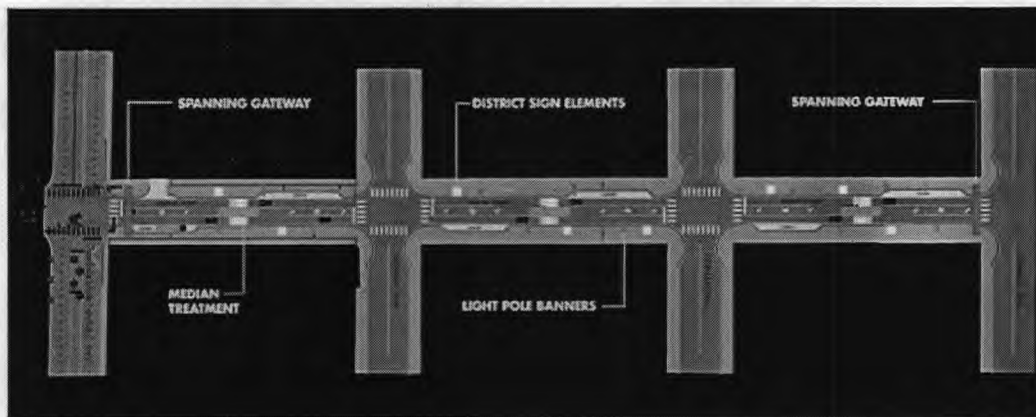


GRAPHIC 2: PROPOSED RENDERING OF THE ENTERTAINMENT TRAIL (SEE MAP 6)

CONCEPT 1: SPANNING GATEWAY, ARTIST'S RENDERING



CONCEPT 1: SPANNING GATEWAY PLAN, STREET SECTION

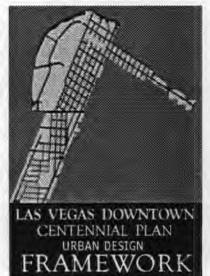


E. MIXED USE OPPORTUNITIES

23

Creating a broad diversity of land uses in Downtown Las Vegas is key to its future success as an activity center and vital urban regional hub. It will have a hearty balance of cultural, residential, office, civic, retail, and light industrial areas.

Residential Neighborhoods: The success of downtowns across the country often depend upon integrating residential communities in, among, and adjacent to the downtown area. Las Vegas has a great opportunity to integrate a stronger residential community into the future of Downtown Las Vegas by building upon the existing infrastructure already in place. The City has approved plans for building some 18,000 residential units over the next few years within downtown Las Vegas. The creation and strengthening of neighborhoods is essential. It needs more than just the development of housing types that may focus inwardly without integrating to the physical and social structure of the surrounding community. Creating a neighborhood would include providing improved police protection, parks, schools, community centers, shopping, and other similar uses. The successful integration of residential development into Downtown Las Vegas will require focus on efforts in a specific area, such as the Arts District to establish a critical mass, and then transitioning to other areas one District at a time. Individual projects will build upon previous efforts, and the whole of the community will be built over time, utilizing the momentum gained from the earlier successes.



Parks and Open Space: Many downtowns across the nation are recognized for their formal public open space, such as William Penn's four urban greens breaking the grid of Philadelphia, Washington Square in Manhattan's Greenwich Village, and Boston's Common. Over the next few years, the City will pursue the creation of a series of small urban park spaces linked by trails and enhanced pedestrian streetscapes to expand the livability of Downtown known as "Urban Pathways." The City's acquisition of the 1933 United States Post Office Building at Stewart and Third allowed the creation of Frank Wright Plaza. This is the first public green space to be created in downtown in many years. Many new trails have been created to link the various downtown districts and attractions together (Map 6).

Hotels & Casinos: Casino use is of particular importance to the history and character of Las Vegas. Downtown must ensure its role in the casino enterprise that is so much a part of local culture and national

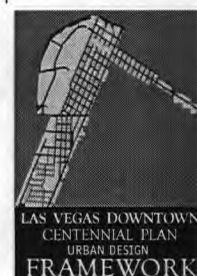
folklore. The downtown casino areas not only preserve the history and culture that has already been established, but ensure vitality and synergy among existing and future casinos. The casino areas delineated in the Plan illustrate areas that build upon and preserve those historical patterns while providing the opportunity for future expansion.

Government Offices: Downtown Las Vegas is host to the City Hall complex, Regional Justice Center, Federal Courthouse and Detention Center. Other City and County offices are currently dispersed across downtown with the Clark County Government Center a featured anchor in the Parkway Center District site. A new City Hall building being considered would provide an opportunity for another open space gathering point in downtown. Any new government facilities will be LEED certified and display a high quality architectural prominence that will continue to set an example for the private sector to emulate.

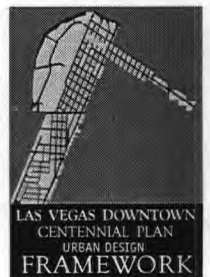
Office Core: Downtown Las Vegas remains the government and office core for the region despite the enormous growth of the outer suburbs. This area consists primarily of office uses with the majority of large-scale, class A office space centered in the northern half of the district. This is considered the central business district of the valley. It is home to both government and corporate office uses and supports retail, restaurant, and other service uses necessary to complete an active Office Core. The southern half of the district has smaller scaled office uses with predominantly single users in renovated structures or small office buildings. High-density residential development is also expected within this portion of the Office Core.

Light Industrial/Service Commercial: Along the existing railroad corridor is a mix of industrial and commercial services such as automotive services, paint shops, light manufacturing, laundry/cleaners, copy centers, and similar types of uses. The relationship to the railroad tracks and the freeway system nearby will continue to support light industry as well as facilitate commercial development in transitional areas near Industrial Road and other arterial streets.

Parkway Center: The former Union Pacific railroad site to the west of the Office and Casino Districts was rezoned in 1998 to Planned Development (PD), from its former Industrial (M) zoning. The City anticipates a variety of land uses developing on the site including non-gaming hotels, retail, high-rise condominiums, apartments, and a medical complex along with other mixed-use projects. Pedestrian linkages to Fremont Street



Experience and the Office Core will be very important to the City: Parkway Center will function as a natural extension of the existing downtown to enhance the businesses that already exist there. A tremendous opportunity is now emerging to develop an intermodal transportation center that would link together the fixed guideway, trans-rapid high-speed train, and the CAT bus system with other existing forms of transportation. Such a station will also serve as a bridge between Fremont Street Experience or the Office Core and Parkway Center. The new Chelsea Premium Outlet Mall and the World Market Center are the first major successful projects to generate a large volume of traffic near this District.



III. URBAN DESIGN GOALS AND OBJECTIVES

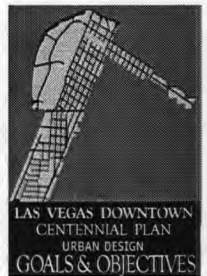
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A. LAND USE:

1. Create retail and other pedestrian-friendly uses on the ground floor of buildings;
2. Create a clear definition of the districts in and around downtown for a more consistent, managed design character;
3. Encourage new housing opportunities and types; and
4. Encourage a diverse land use pattern within the guiding framework of long-term vitality and economic growth.

B. URBAN FORM:

1. Bring building facades to the property line/sidewalk edge;
2. Require parking structures to have ground-floor retail and façade treatments with appropriate architectural finishes;
3. Develop districts with consistent and cohesive architectural massing, establishing development standards for building heights and street-wall formation;
4. Capitalize on recent development momentum created by the opening of the World Market, Chelsea Premium Outlet Mall, the Regional Justice Center and Lloyd George Federal Courthouse.



C. PEDESTRIAN ENVIRONMENT:

1. Create streetscapes that provide safety, comfort, and interest for pedestrians;
2. Establish a network of urban trails, open spaces and linkages that will further the city's Urban Pathways System concept;
3. Encourage a network of arcades throughout downtown.

D. IMAGE AND CHARACTER:

1. Enhance the overall image of downtown through improvements at gateways, primary urban trial corridors, civic plazas, and open spaces;
2. Develop an alley beautification and management plan;
3. Establish a sense of place both within each District and in the Downtown as a whole.

E. HISTORIC PRESERVATION:

27

1. Consider any building(s) or structure(s) over 50 years old as historic with legitimate value as contributors to an urban sense of place and diverse housing and professional building fabric.
2. Preserve historic buildings and structures whenever possible by incorporating existing historic fabric into new designs and development plans.
3. Consider the sale or donation and transportation of an historic building(s) or structure(s) to another site before demolition if the building(s) or structure(s) cannot be incorporated into a new design.
4. Design infill development within the downtown area and historic districts to be contextual with the surrounding historic urban fabric.
5. Enhance the urban pathway system for residents and visitors by capitalizing on the architectural character of historic buildings and sites to create linkages and heritage destinations.

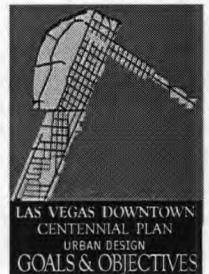


PHOTO 13: 931 THIRD STREET

Successful example of infill development and office conversion of historic home. Historic elements of the façades retained while massing of new addition kept to the rear of the building.



PHOTO 14: 630 S. FOURTH STREET

Successful downtown infill design that remains contextual with the surrounding historic area by retaining historic elements such as brick, decorative iron, multi-light windows and small scale entrance features.



PHOTO 15: RAILROAD COTTAGES

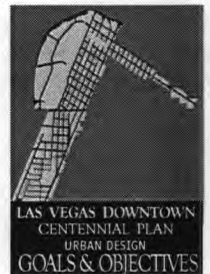
To make way for the Club Renaissance high-rise development on Casino Center Boulevard and Bonneville Avenue, three historic railroad cottages dating from 1909 were moved to the Las Vegas Springs Preserve in 2005. Other cottages were dismantled for the restoration of the three intact cottages. The project was completed with the considerable assistance and cooperation from the developers of Club Renaissance, non-profit organizations, and the City of Las Vegas.



PHOTO 16: PROPOSED MAIN STREET HISTORIC DISTRICT

As part of a program for creating economic incentives for the development of the Las Vegas Arts District, a National Register Historic District was recommended to encourage the rehabilitation of buildings in the district by providing a 20% investment tax credit for rehabilitations that meet federal standards. Unlike a local historic district, a National Register district has no constraints or additional review processes.

The completion of the Main Street Historic District nomination is pending approval by the National Register of Historic Places in the first quarter of 2006. The district includes Main Street from Garces Avenue on the north to Wyoming Avenue on the south, and is roughly two to four blocks wide, is historically significant for its industrial, warehousing and retail development that peaked during World War II until the 1960s.



IV. OUTDOOR DINING AND ENTERTAINMENT STANDARDS

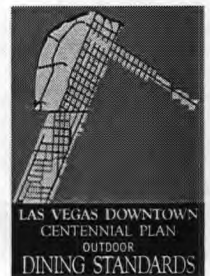
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A. OUTDOOR DINING AND ENTERTAINMENT STANDARDS: PUBLIC SIDEWALK AREAS.

The standards of this subsection apply to outdoor dining that occurs or is proposed to occur within public sidewalk areas. For the purposes of this subsection, the term "outdoor dining" and "outdoor dining area" refer to dining within the area of a public sidewalk or similar pedestrian area, unless the context refers otherwise.

1. Objective and Intent.

The objective of establishing the Outdoor Dining Standards is to promote pedestrian-friendly use of public sidewalks and similar pedestrian areas in connection with providing economic opportunities for ground floor retail. The Outdoor Dining Standards have been developed to ensure that the space used for outdoor dining is consistent with the general design of the public right-of-way and to allow for adequate pedestrian circulation. The Outdoor Dining Standards are also intended to guide applicants with the design of outdoor dining areas, establish or enhance an identifiable sense of place, create a comfortable and interesting pedestrian environment, maintain a continuous and visible pedestrian activity between nodes and building anchors, and provide minimum standards for beautification.



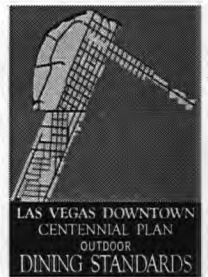
2. Standards.

Outdoor dining otherwise permitted within the underlying zoning district may be permitted to take place within a sidewalk area or similar pedestrian area, but only in accordance with the Outdoor Dining Standards.

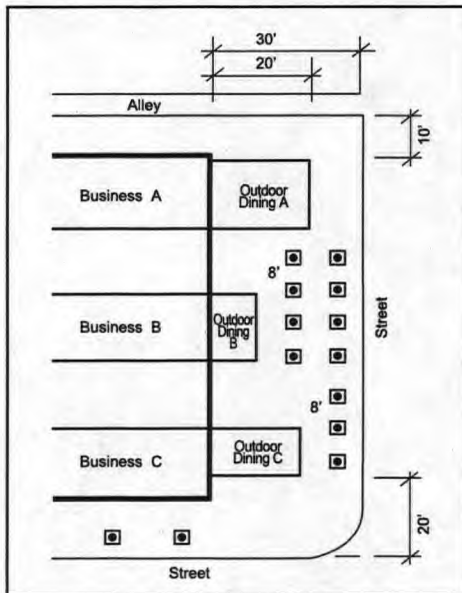
- a. **Location.** Outdoor dining may occur only as an accessory use to an eating establishment and may be permitted only in the public sidewalk or similar pedestrian area immediately adjacent to the front of the establishment. The dining area may not extend beyond the boundaries of the abutting property and shall not be located in a manner that interferes with the building egress and ingress as required by the International Building Code (IBC). No outdoor dining area may be located within twenty feet of an intersection or within ten feet of a driveway or alley. Where approved by the Department of Public Works, outdoor dining in a public sidewalk or similar pedestrian area may occupy up to two

thirds of the total width of the sidewalk or available pedestrian area. In the case of a sidewalk or similar pedestrian area up to fifteen feet wide, there shall remain a minimum pedestrian clearance of five feet. For sidewalks or similar pedestrian areas with a greater width, the minimum pedestrian clearance is eight feet. This minimum clearance area must occur between any outdoor dining and a continuous line that represents where sidewalk or pedestrian area obstructions are located. Such obstructions include without limitation tree planters, landscape planters, street furniture, streetlight poles, utility poles, fire hydrants, signposts, and permitted news racks (Graphic 3).

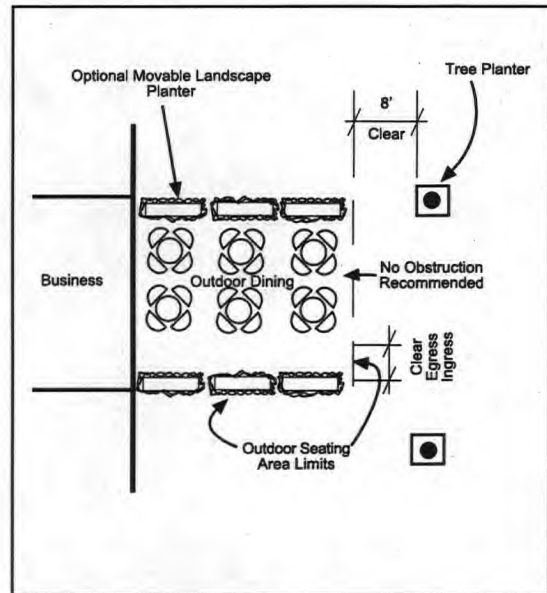
- b. **Barriers.** Outdoor dining and seating areas shall be free of any permanent barriers or other structures that create physical separation between the dining area and areas of public sidewalks. Nothing shall be attached temporarily or permanently to the sidewalk. This includes furniture, umbrellas, planters, etc. (Graphic 4).
- c. **Roofing.** Will be addressed on a case-by-case basis.
- d. **Furniture.** All furnishings within an outdoor dining area shall be movable and made of sturdy, durable and commercial grade material. They shall be designed to complement the design theme of the business. Ordinary plastic lawn chairs and tables and similar furniture are not acceptable.
- e. **Trash Enclosures.** Trash receptacles are not permitted within the outdoor dining area or the adjacent public sidewalk.



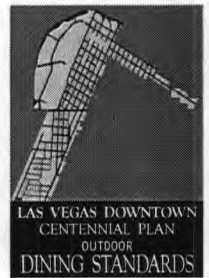
GRAPHIC 3: OUTDOOR DINING LOCATION



GRAPHIC 4: OUTDOOR DINING BARRIERS



- f. **Lighting.** Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and so as to avoid producing glare that has a negative impact on pedestrian traffic. The design of the light fixtures shall be compatible with the architectural theme of the building and business.
- g. **Storage of Furniture and Equipment.** All outdoor furnishings related to an outdoor dining area shall be stored inside during non-business hours of operation. Non-permanent landscape planters may remain outside.
- h. **Maintenance.** Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe and sanitary condition. Any item of furniture or equipment that is broken, rusting, degraded, torn, or tattered shall be removed promptly. The outdoor dining area must be swept and mopped every night after closing.
- i. **Music and Live Entertainment.** Music and Live Entertainment are permitted as an accessory amenity. No dancing, cover charge or minimum drink will be permitted. Any music or entertainment will comply with applicable noise ordinances and standards.
- j. **Alcoholic Beverage Service.** Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.



3. Approval Process.

- a. In order to qualify for the approval of any encroachment permit or agreement that may be necessary to operate outdoor dining, the applicant must first obtain approval of a site development plan in accordance with the following provisions:
 - The approval process under Title 19 for outdoor dining is that of a Minor Review of Site Development Plan pursuant to LVMC 19.18.050(F).
 - Following a required pre-application conference, a committee shall review the proposal and the committee shall be comprised of:
 - 1) The Director of Planning and Development or a designee;
 - 2) The Director of Public Works or a designee; and
 - 3) The Director of the Office of Business Development or a designee.
- b. The committee may approve an application for outdoor dining administratively if the committee finds that the proposal is consistent with the Las Vegas Downtown Centennial Plan and complies with

the Outdoor Dining Standards. The committee, in its sole discretion, may also impose additional conditions upon the approval in order to further the goals and objectives of the Las Vegas Downtown Centennial Plan. Approved outdoor dining locations shall be subject to both ongoing and complaint-based inspections. In accordance with LVMC 19.18.050(I), approval, and noncompliance may form the basis of non-renewal or revocation of a business license.

B. OUTDOOR DINING AND ENTERTAINMENT STANDARDS: PRIVATE PROPERTY.

1. Applicability.

The standards of this subsection apply to outdoor dining or outdoor seating areas that occur or are proposed to occur on private property. For the purposes of this subsection, the terms "outdoor dining or outdoor seating" and "outdoor dining or seating area" refer to an unenclosed dining or seating area on private property.

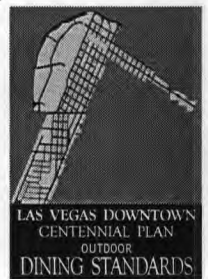
2. Objective and Intent.

The objective of establishing Outdoor Dining and Outdoor Seating Area Standards for private property is to promote a use that enhances a pedestrian-friendly environment and adds to the vitality and livability of the downtown area.

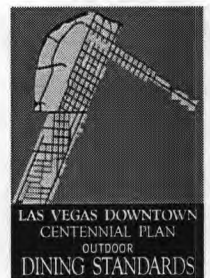
3. Standards.

When otherwise permitted within the underlying zoning district, outdoor dining or outdoor seating on private property may be permitted to take place in accordance with the following standards:

- a. Location.** Outdoor dining may occur only as an accessory use to a Restaurant establishment, and shall only be permitted on private property, except as otherwise allowed under this section. Outdoor seating areas may be a permitted accessory to Urban Lounges in 18b The Las Vegas Arts District, or accessory to Tavern-Limited establishments in the East Village District. The outdoor dining or seating areas shall not extend onto adjacent properties or rights-of-way. The outdoor dining or seating areas shall not be located in a manner that interferes with building egress and ingress as required by the International Building Code (IBC).



- b. **Barriers.** Outdoor dining and outdoor seating areas on private property shall have a permanent or temporary railing or other similar barrier to define the area and to prevent encroachment onto adjacent properties or rights of way.
- c. **Furniture.** All furnishings within an outdoor dining or seating area shall be made of sturdy, durable and commercial grade material, and shall complement the design theme of the business. Ordinary plastic lawn chairs and tables and similar furniture is not acceptable.
- d. **Lighting.** Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining or seating area so as to avoid producing glare that has a negative impact on surrounding properties or rights-of-way. The design of the light fixtures shall be compatible with the architectural theme of the building and business.
- e. **Maintenance.** Outdoor dining or seating areas shall be kept in a good state of repair and maintained in a clean, safe and sanitary condition. Any item of furniture or equipment that is broken, rusting, degraded, torn, or tattered shall be removed promptly.
- f. **Music and Live Entertainment.** Music and Live Entertainment are permitted as an accessory amenity. Any music or entertainment shall comply with applicable noise ordinances and standards.
- g. **Alcoholic Beverage Service.** Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.



4. Approval Process.

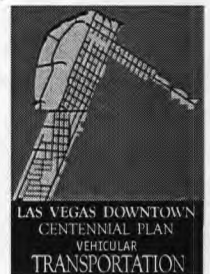
Outdoor dining and outdoor seating areas on private property require the approval of a Site Development Plan. The approval process shall be as listed under Title 19.18.050(F), "Minor Review of Site Development Plans."

V. VEHICULAR TRANSPORTATION / ACCESS

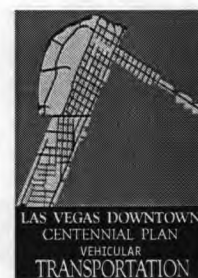
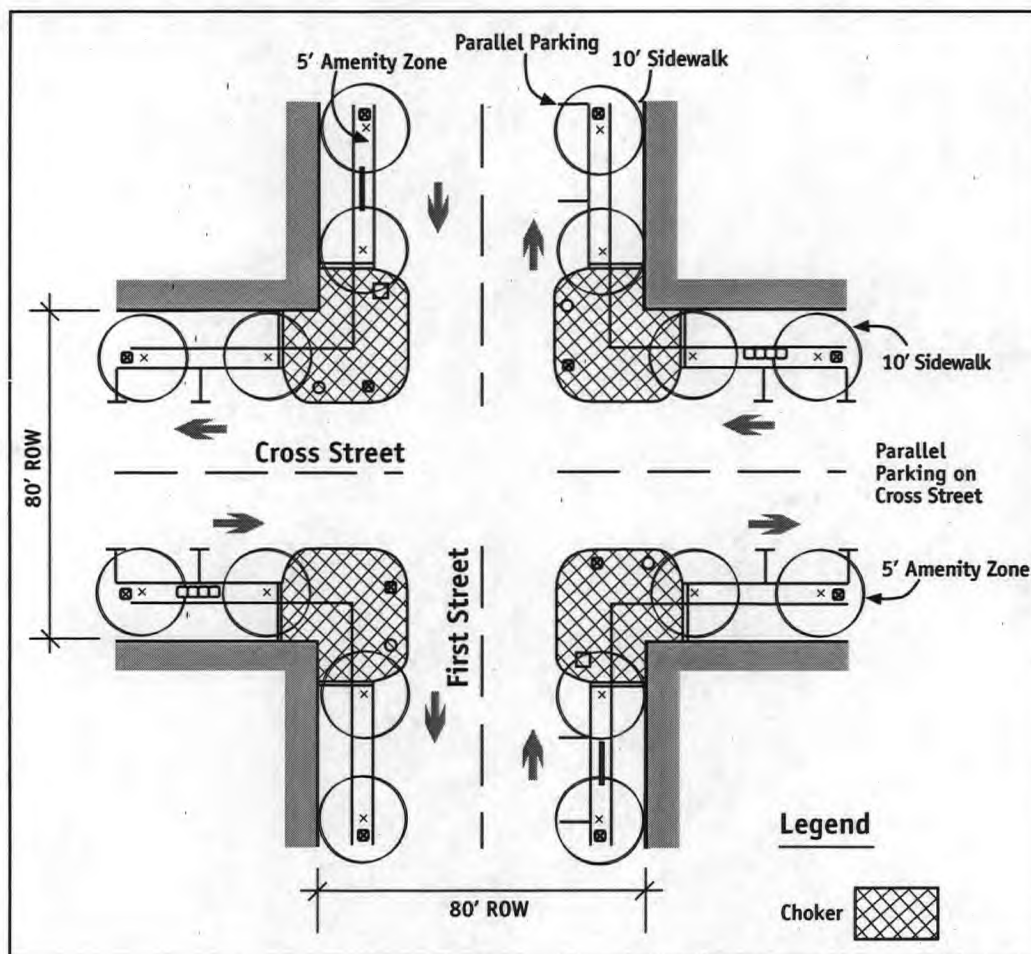
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The Central Transportation / Access Plan (Map 8) illustrates the primary vehicular network considerations for the Central Core area of downtown. Graphics 6 and 7 provide a cross section view of the typical street layout for downtown. Of particular note are the following strategies:

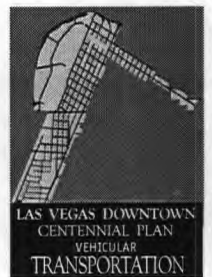
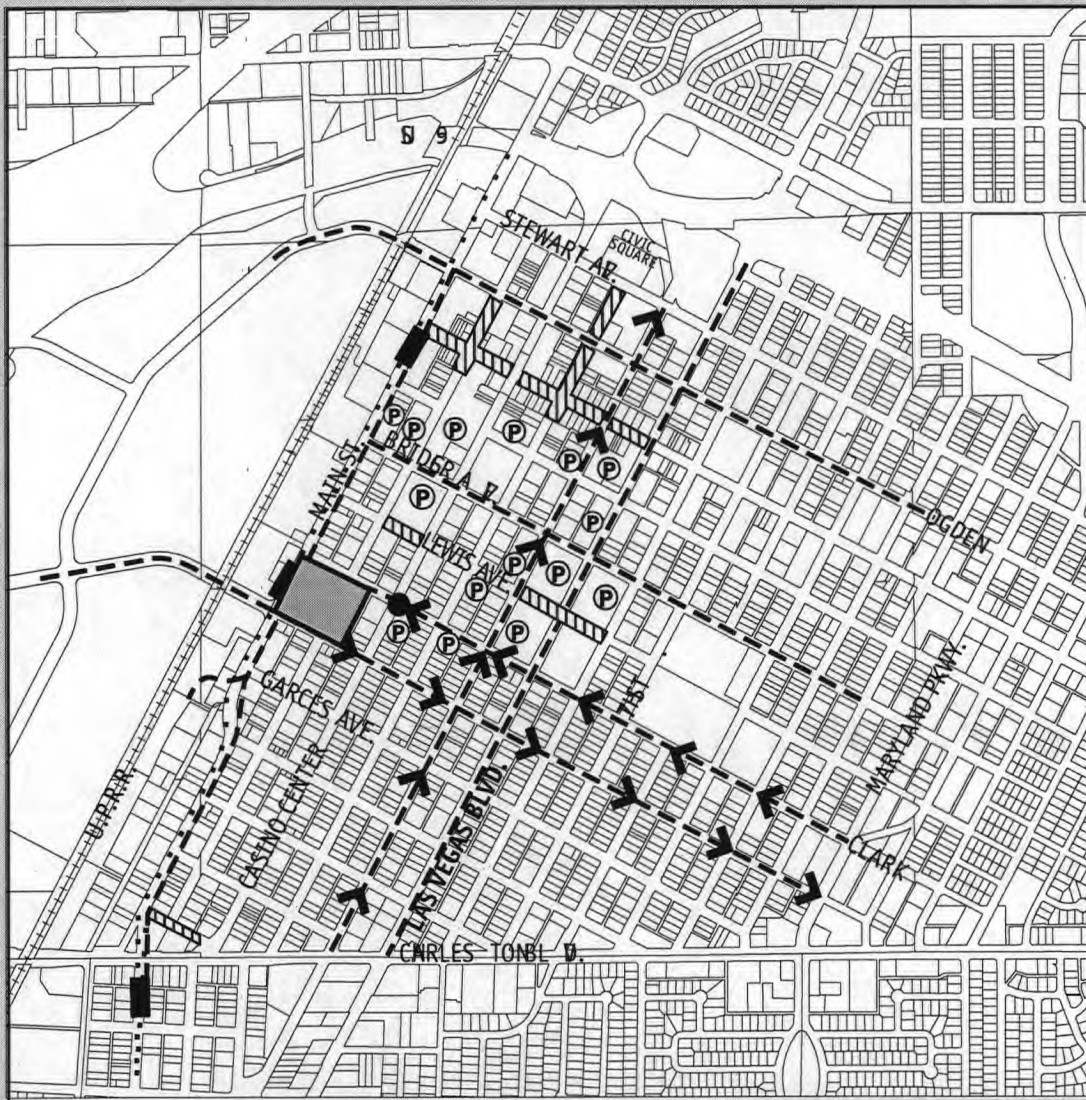
- a. Keep street closures to a minimum where possible.
- b. Incorporate the proposed BRT and fixed guideway transit system along Casino Center north of Charleston Boulevard and Third Street south of Charleston with stations near Fremont Street Experience, Bonneville Street and Charleston Boulevard.
- c. Establish shared parking structures to provide the opportunity of common shared facilities that generate pedestrian movement between parking and land uses.
- d. Boulder Street will be closed to vehicular traffic and become a pedestrian-only public plaza featuring public art.
- e. First Street will be reduced to one lane in each direction. Sidewalks shall be ten (10) feet wide with chokers located at all intersections, not including the five foot (5') amenity area. Parking will be parallel on both sides of the street (Graphic 5).
- f. The Regional Transportation Commission has proposed a Bus Rapid Transit (BRT) route and fixed guideway rail system for downtown to be implemented in the near future (Map 9). Additional right-of-way may be required along route.
- g. Landscaping and streetscape is required along all city streets (see district design standards).
- h. Buildings along the proposed BRT route must be set back 5 feet from the right-of-way to permit the required 10-foot wide sidewalk.



GRAPHIC 5: FIRST STREET CROSS SECTION

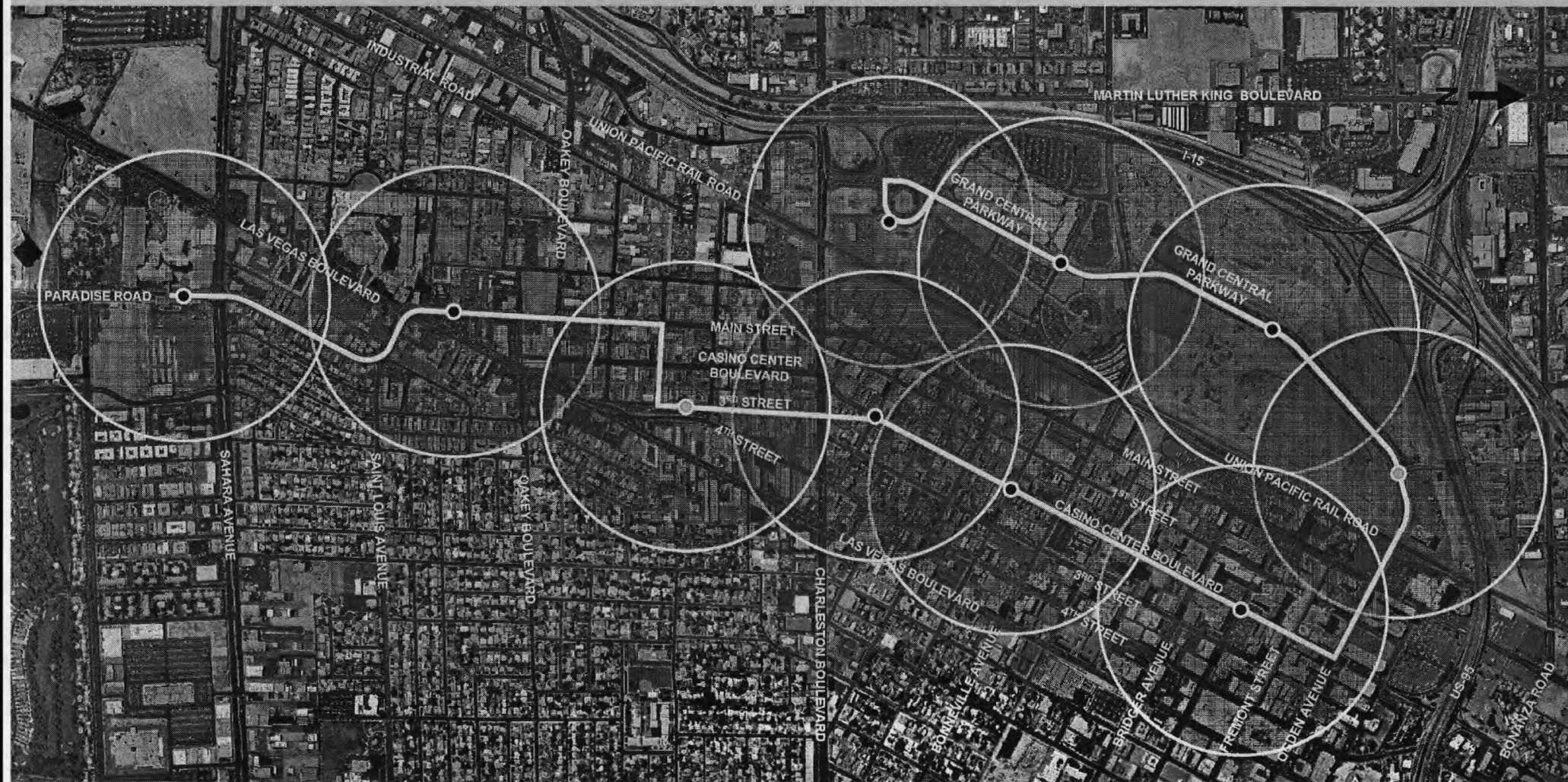


- BRT Route: See Map 9
- Future Monorail
- Arterial Traffic
- Proposed One Way Arterial Route
- Area of Future Connector
- Future Monorail Stations
- Existing/Proposed Parking
- Street Closures



MAP 8: CENTRAL: TRANSPORTATION / ACCESS WITHIN AND SURROUNDING THE OFFICE CORE DISTRICT

PROPOSED DOWNTOWN CONNECTOR



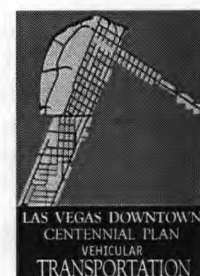
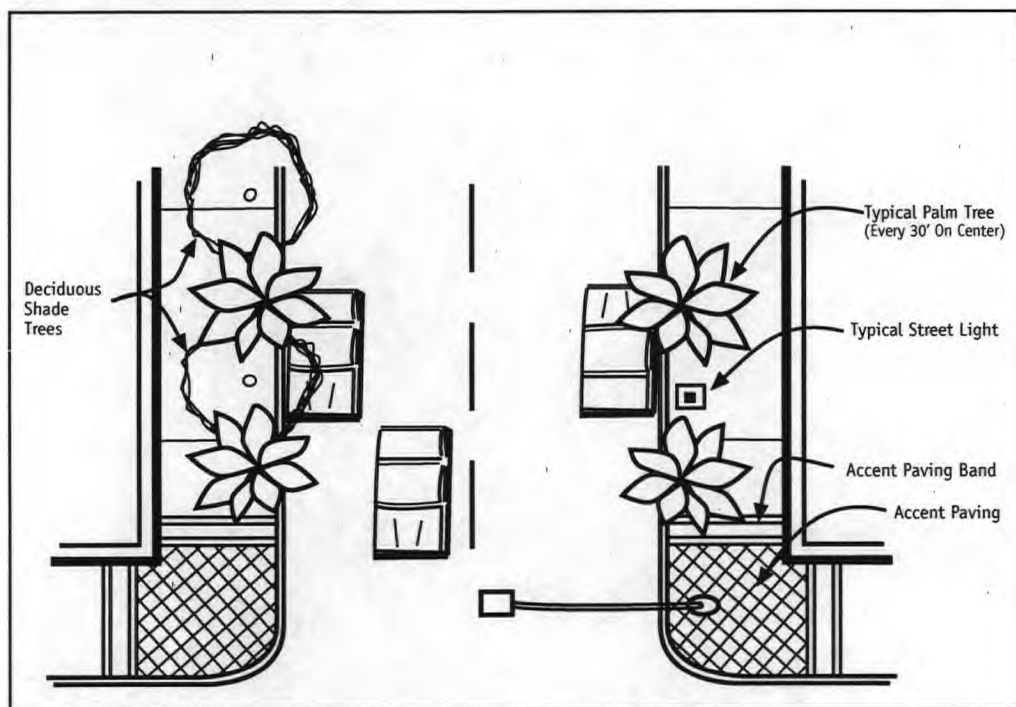
- PROPOSED STOP LOCATION
- PROPOSED FUTURE STOP LOCATION

- PROPOSED TRAVEL ROUTE
- 5 MINUTE WALKING BOUNDARY

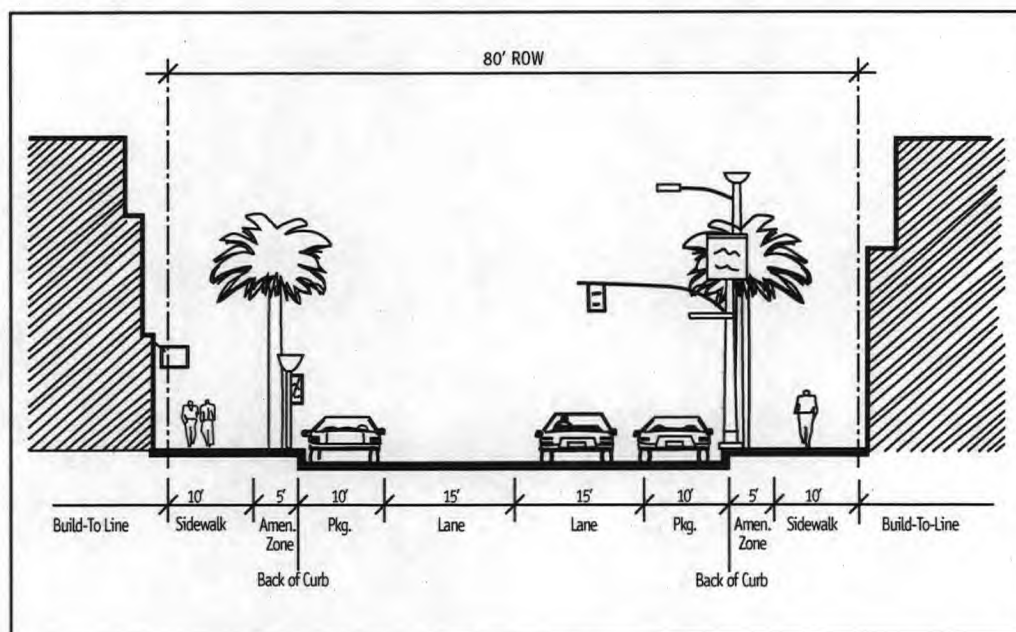
Map 9
Proposed Bus Rapid
Transit Route

GRAPHIC 6: TYPICAL NORTH-SOUTH STREETS (EXCEPT MAIN STREET, CASINO CENTER, FOURTH STREET AND LAS VEGAS BOULEVARD)

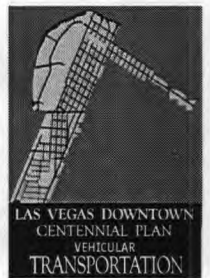
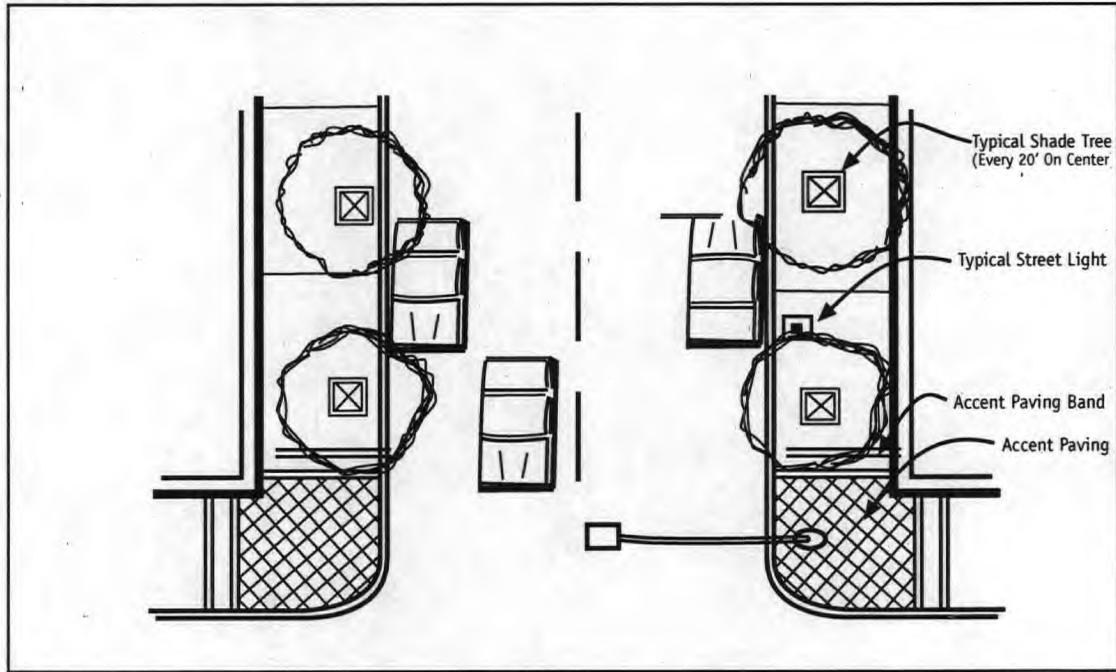
PLAN VIEW



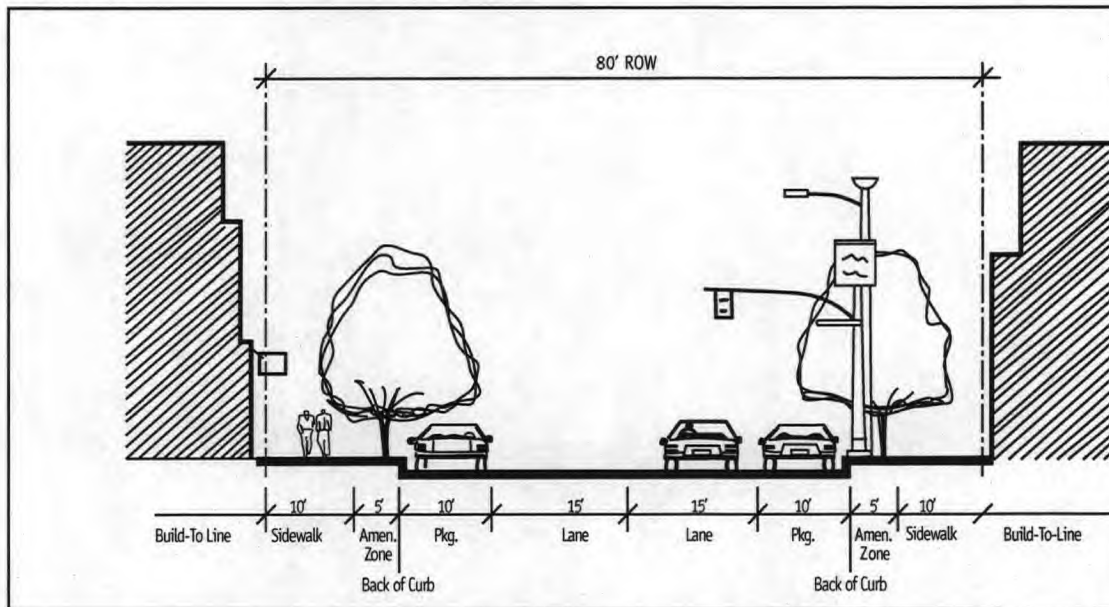
STREET SECTION



PLAN VIEW



STREET SECTION



V. DEFINITION OF DOWNTOWN DISTRICTS

40

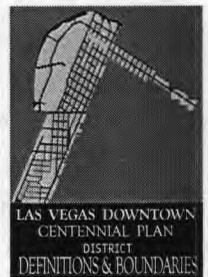
For the purpose of this Plan, Downtown Las Vegas has been divided into nine distinct and recognizable districts (Map 4). Each district has a particular variety of land uses, density, and urban characteristics demonstrated by the existing building fabric it contains and the redevelopment opportunities it presents. All nine districts are small enough to be walkable enclaves unto themselves, yet the continuity of general design standards and streetscape design will weave them together into a continuous downtown urban experience.

District 1: Office Core – The Office Core District, which contains a concentration of legal and court-related professional functions, is the primary focus of the District. It is bound by the eastern edge of the Union Pacific Railroad right-of-way on the west, the centerline of Bridger Avenue between the tracks and properties on the west side of Las Vegas Boulevard on the north, the western property line of properties on Las Vegas Boulevard to Garces on the east, and the centerline of Garces Avenue on the south.

District 2: Las Vegas Boulevard – The Las Vegas Boulevard district creates the spine for most of the districts and is the primary tourist commercial and entertainment-directed link between The Strip, Downtown and its varied Districts. The District is generally defined to include the Las Vegas Boulevard right-of-way and all those properties adjacent thereto with frontage on both the west and east sides of the right-of-way.

District 3: Downtown South – The downtown South District is a mixed-use area containing a wide variety of land uses and density of existing utilitarian buildings. The District is bound by the eastern edge of the Union-Pacific Railroad right-of-way on the west, the centerline of Garces Avenue on the north, the western property line of the properties on the western side of Las Vegas Boulevard to Wyoming on the east, and the centerline of Wyoming Avenue on the south. The District also includes the two block area bounded by Garces and Hoover on the west side of Sixth Street.

District 3a: "18b" The Las Vegas Arts District – is surrounded by the Downtown South District but has its own standards. The District is bound by the western edge of properties on the west side of Main Street on the west to Charleston Boulevard and then the centerline of Commerce Street on the west, the centerline of Hoover Avenue on the north, properties on the east side of Fourth Street to the south side of Colorado Avenue on the east, and then the properties on the south side of Colorado for the south.



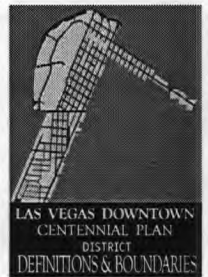
District 4: Parkway Center – Parkway Center District encompasses a large part of the former Union Pacific railroad yards and once was the center of Las Vegas' industrial area. It is poised to become the heart of the expanded downtown urban area and is bounded by Interstate 15 on the west, Interstate 515 on the north, the centerline of Grand Central Parkway to Bonneville Avenue, then Bonneville Avenue to the Union Pacific Railroad right-of-way on the east and then the centerline of Charleston Boulevard on the south.

District 5: Central Casino Core – The Central Casino Core is home to the classic and historic Las Vegas casinos of Glitter Gulch. It is bounded by the eastern side of the Union-Pacific Railroad Right-of-way on the west, Interstate 515 on the north, the western property line of the properties on the west side 8th Street to Bridger on the east and then the centerline of Bridger on the south. Properties along Las Vegas Boulevard are exempt from this district and must adhere to the Las Vegas Boulevard District standards.

District 6: Northern Strip Gateway – The Northern Strip Gateway is centered by the Stratosphere Tower Hotel and Casino. The boundary is the centerline of Sahara Avenue on the south, the east side of the Union-Pacific Railroad Right-of-Way on the west, the centerline of Wyoming Avenue on the north and the properties on the west side of Las Vegas Boulevard on the east.

District 7: East Village – The East Village District is the traditional area of the downtown. The boundary is the centerline of Las Vegas Boulevard on the west, the centerline of Ogden Avenue to Fifteenth Street, then the properties on the north side of Fremont Street for the north, the centerline of Eastern Avenue on the east and the properties on the south side of Fremont Street to Fifteenth Street and then the centerline of Carson Avenue to Las Vegas Boulevard on the south.

District 7a: The Fremont East District – The Fremont East District anchors the western section of the East Village District and is bound by the centerline of Las Vegas Boulevard on the west, the centerline of Ogden Avenue on the north, the centerline of Seventh Street on the east and the centerline of Carson Avenue on the south.



VI. DESIGN STANDARDS PER DISTRICT

42

A: OFFICE CORE DEVELOPMENT STANDARDS (MAP 10).

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

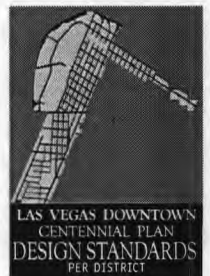
Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

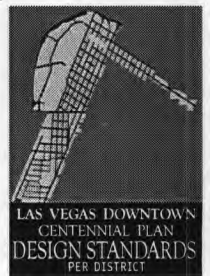
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

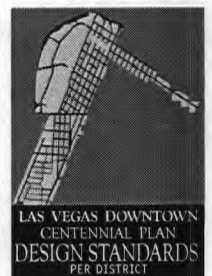
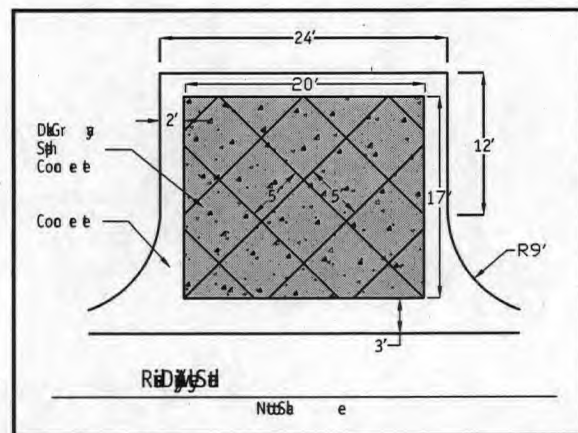
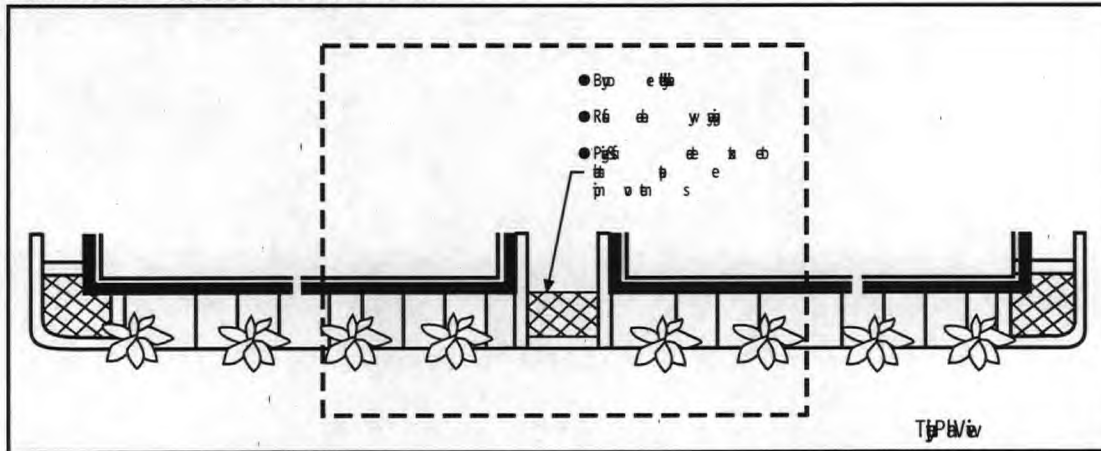




MAP 10: OFFICE CORE



GRAPHIC 8: STANDARD REQUIRED ALLEYWAY TREATMENT.



3. Parking and Related Standards.

a. Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

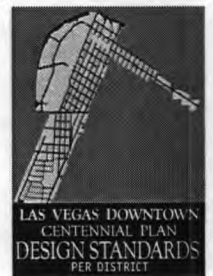
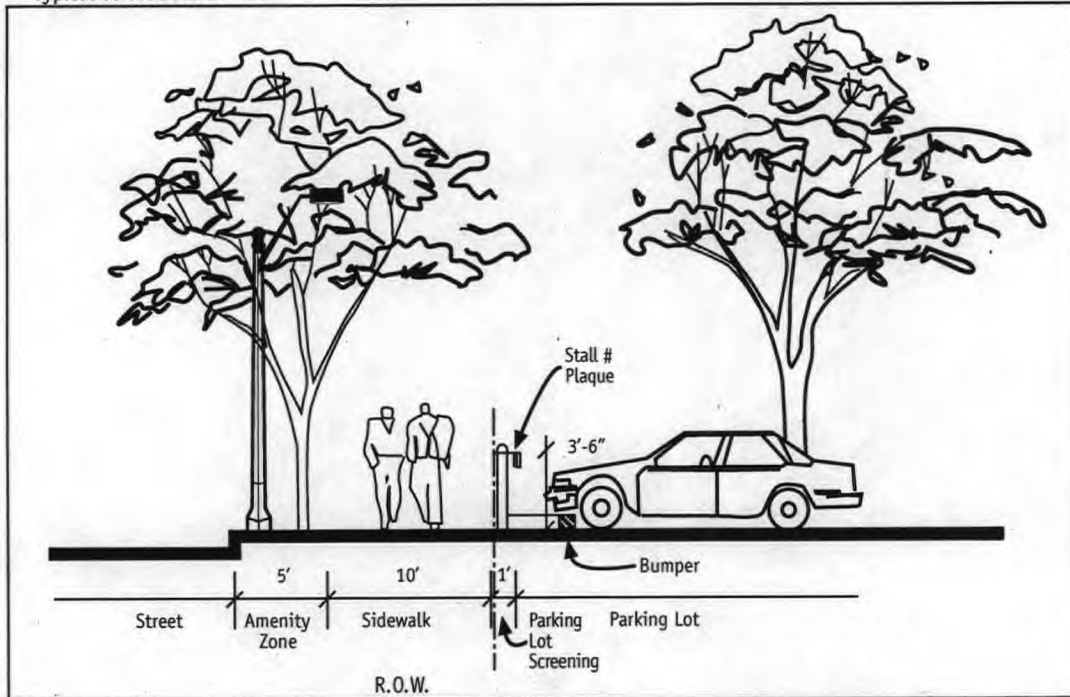
When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

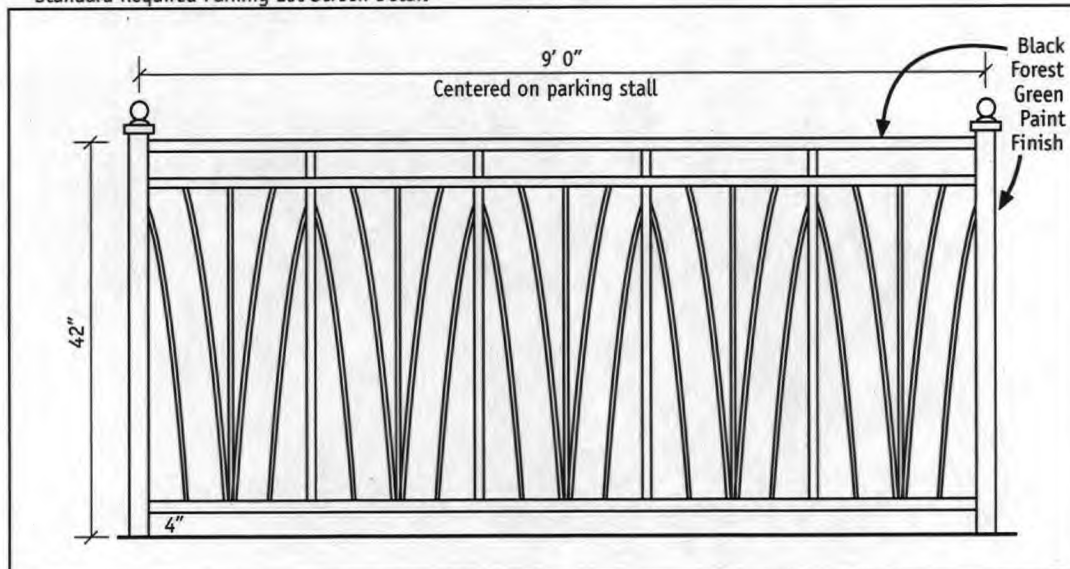
Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the

Typical Street Section



Standard Required Parking Lot Screen Detail





architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19.18.050F(2)).

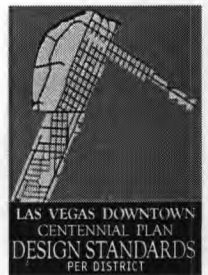
g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

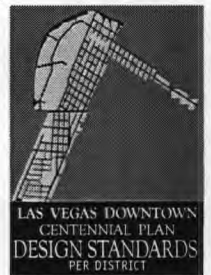
On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

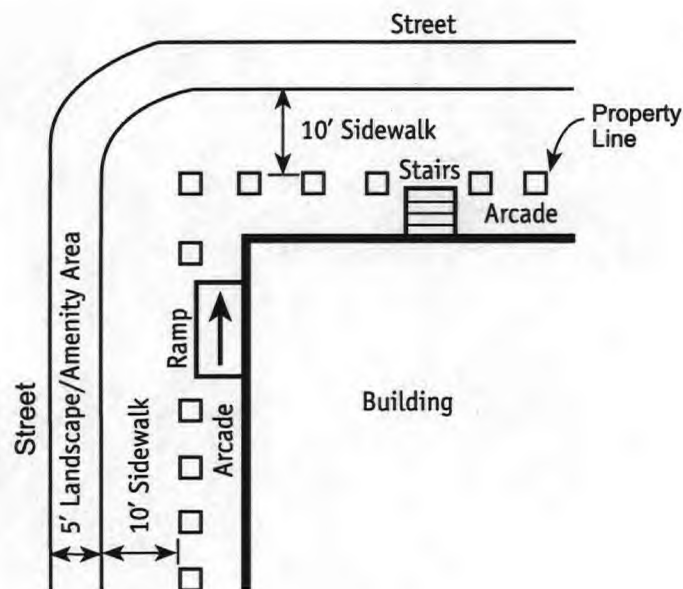
a. Right-of-Way Improvements.

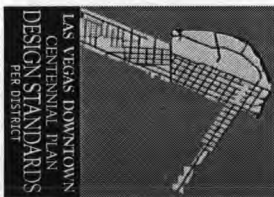
All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).



GRAPHIC 11: SIDEWALKS





The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

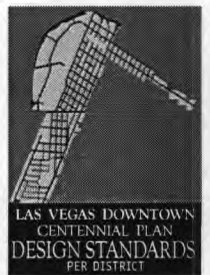
All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public

PHOTO 17: SIDEWALKS

Southern Live Oak, Shoestring Acacia or African Sumac were chosen due to their low water use, rapid growth ability and expansive shade canopy as shown in this photo.



Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Fourth, Las Vegas Boulevard, Casino Center – north of Charleston and Third Street – south of Charleston) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-feet increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet. All other north-south streets shall only have shade trees (Photo 17).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

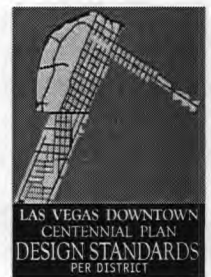
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



4. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be

accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).

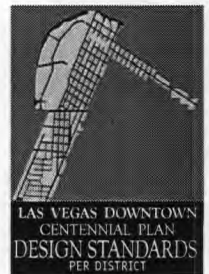
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

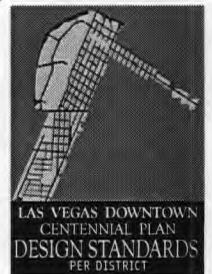
- a. The design, installation, and maintenance of all signs shall be in full conformance with Title 19.14, Sign Standards as revised and amended.

7. Landscape Standards.

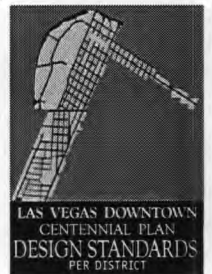
- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in its landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.



- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
 - i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
 - j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.
8. **Construction Standards.**
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
 - b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
 - c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:



1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



B: LAS VEGAS BOULEVARD DEVELOPMENT STANDARDS (MAP 11).

55

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

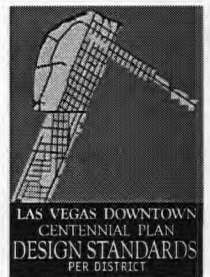
Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

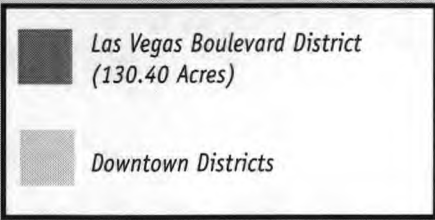
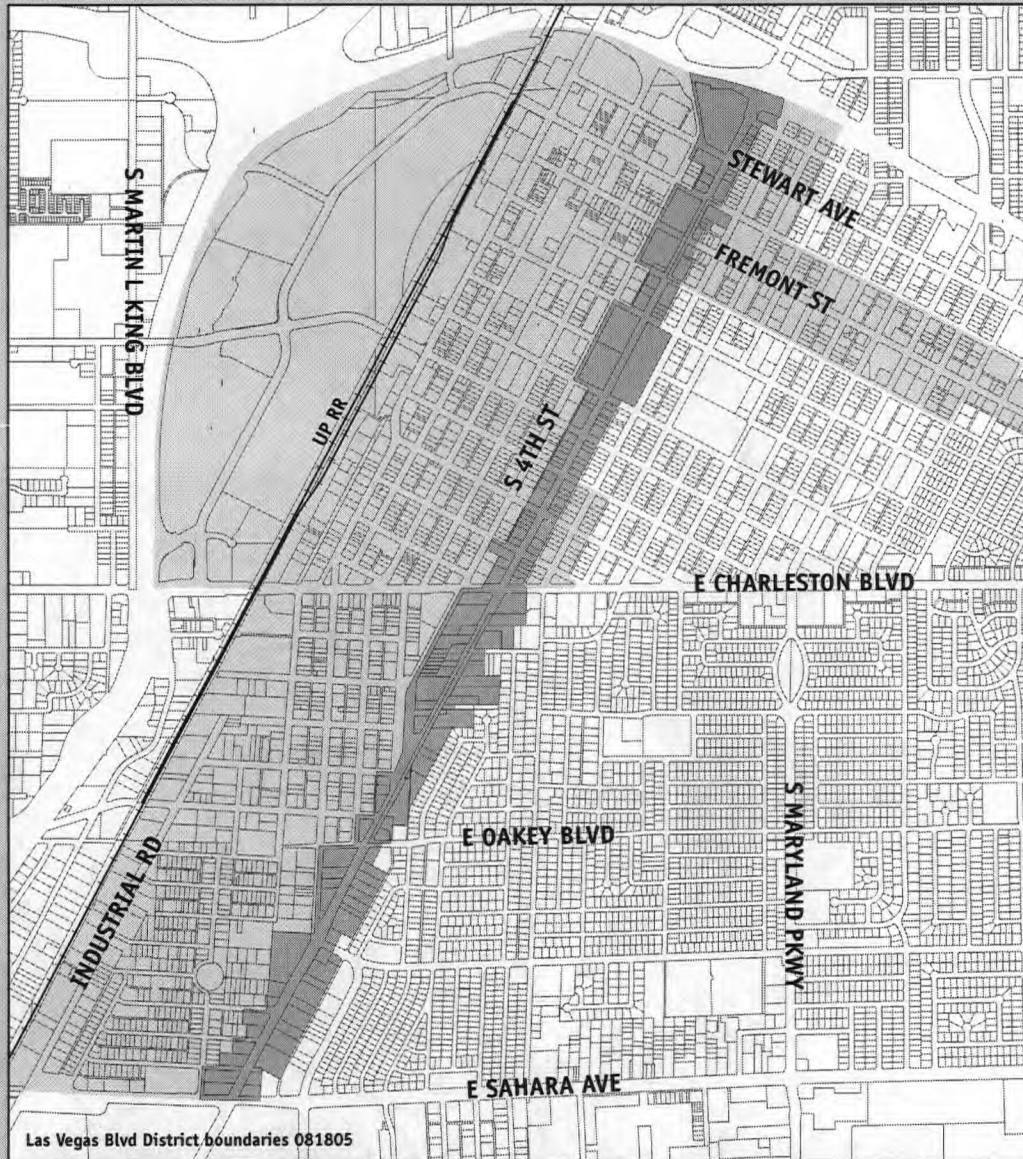
g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

2. Permitted Uses.

Per Title 19.04.010 Land Use Table.





MAP 11: LAS VEGAS BOULEVARD DISTRICT

3. Parking and Related Standards.

a. Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19.18.050F(2)).

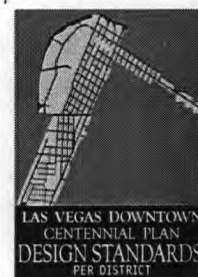
g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

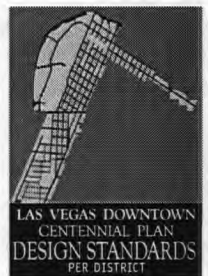
The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.



b. North-South Streets.

Las Vegas Boulevard shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

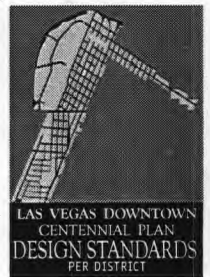
c. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

d. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

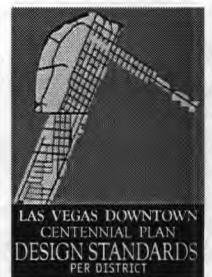
**5. Architectural Design Standards.**

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 13).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.

- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 13).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. All applicable standards and procedures in Chapter 19.06 that govern the Scenic Byway Overlay District shall apply.
- b. Illumination. At least 75% of the total sign surface areas for that development (excluding awning signs) must consist of illuminated signage, in the form of neon signs, animated signs, or a combination thereof.
- c. Off-premise Signs. Off-premise signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District.
- d. Maintenance. The owner and operator of each sign are jointly and severally responsible for ensuring that appropriate sign maintenance occurs and that damaged or nonfunctional signs and lighting are promptly repaired and made functional.
- e. A long-term goal is to restore historic neon signs in partnership with the Neon Museum and install them within the median along Las Vegas Boulevard.



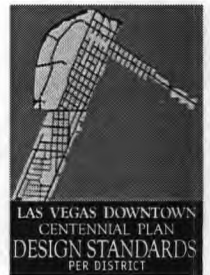
7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.

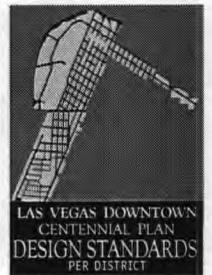
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.



4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



C: DOWNTOWN SOUTH DISTRICT (MAP 13).

63

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

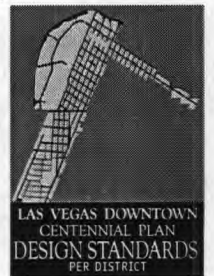
g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

h. Fences/Walls.

Fences/walls may be up to eight feet (8') as measured from the finished grade of the property for non-residential properties. Walls must be decorative in nature with a minimum of 20 percent contrasting material





MAP 12: DOWNTOWN SOUTH DISTRICT

for all C-M, and M zoned property. No perimeter landscape is required for non-residential properties. Residential properties must adhere to Title 19.08.040.

2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

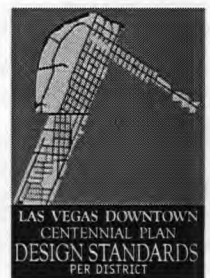
f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18.050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the



lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

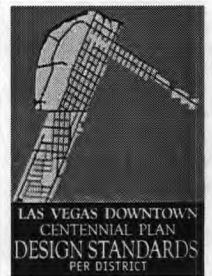
h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping / streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

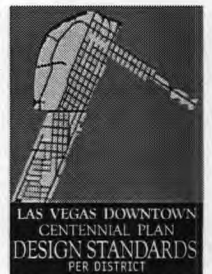
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

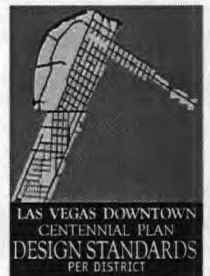
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



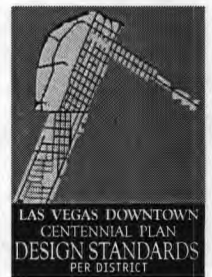
6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended.

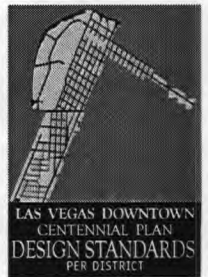
7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
 - c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area.
 - d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
 - e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
 - f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
 - g. The clustering of plant material into groups of three or more plants is encouraged.
 - h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
 - i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
 - j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.
- 8. Construction Standards.**
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
 - b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:



1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 3. The construction fencing shall be no higher than 12 feet.
 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



D: 18b THE LAS VEGAS ARTS DISTRICT (MAP 14).

71

1. Site Planning Standards.

a. Setbacks.

All structures located in 18b The Las Vegas Arts District are exempted from the automatic application of the building setbacks called for in Title 19.08. This exemption does not prohibit the Planning Commission or the City Council from imposing a setback in connection with the approval of a Site Development Plan.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

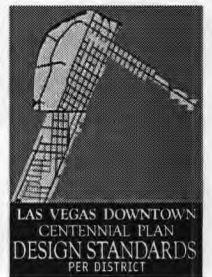
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

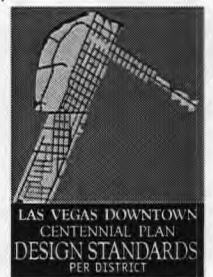
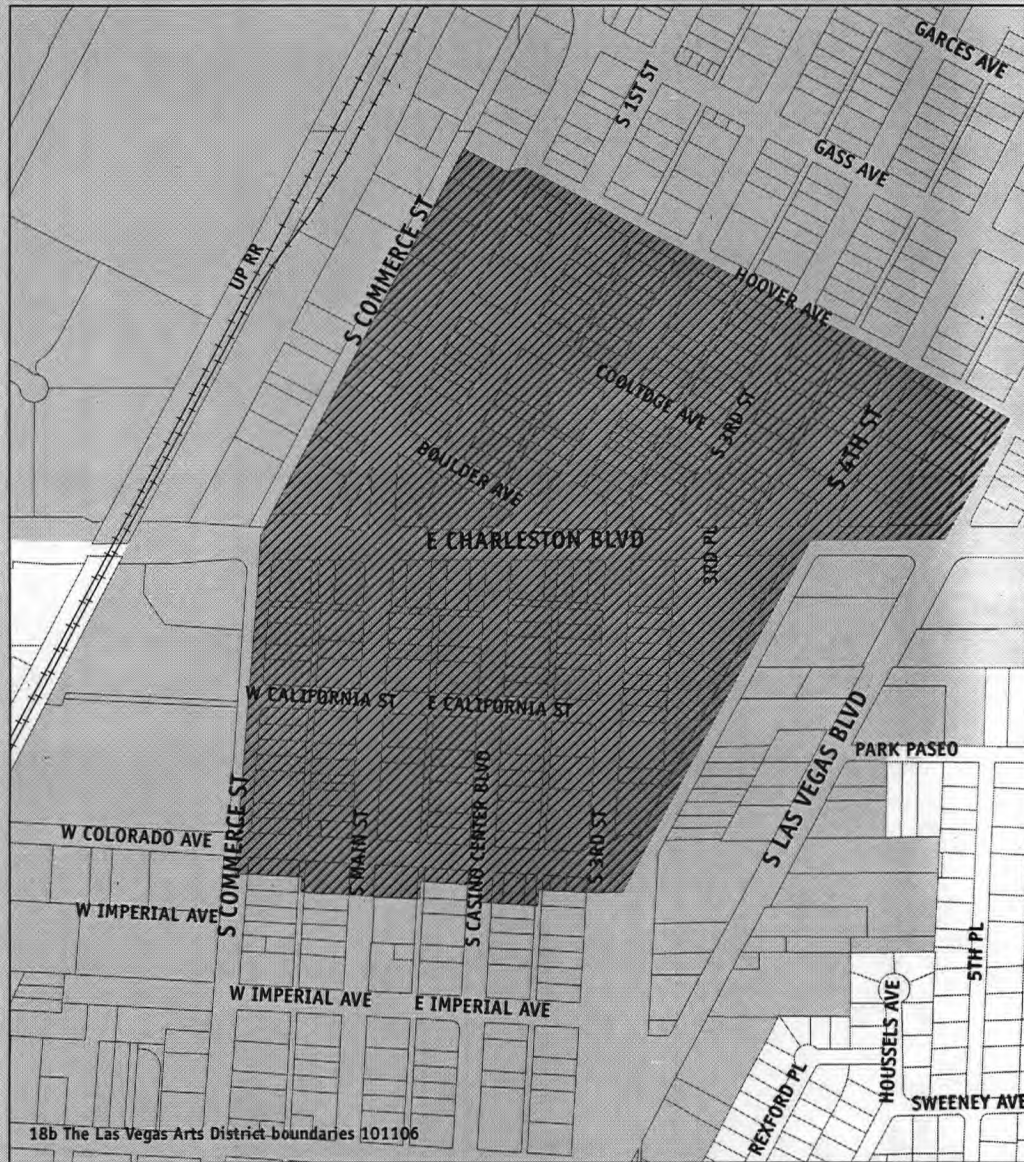
2. Permitted Uses:

(Definitions found in Title 19.20)

1. Residential and Lodging Uses

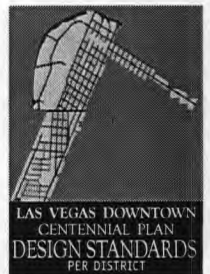
- Condominium
- Home Occupation
- Hotel or Motel
- Multifamily
- Single Family-attached





MAP 13: 18b THE LAS VEGAS ARTS DISTRICT

- Mixed-Use (Special Use Permit required)
 - Townhouse
 - Limited Timeshares and Fractional Ownership (Special Use Permit required)
 - Live/Work
2. Institutional and Community Service Uses
- Child Care Center
 - College, University or Seminary (Special Use Permit required)
 - Government Facility
 - Library, Art Gallery or Museum-Public and Private
 - Music Conservatories, Dance Schools and Art Instruction
 - Public or Private School, Primary (Special Use Permit required)
 - Public or Private School, Secondary (Special Use Permit required)
3. Office and Professional Uses
- Financial Institution without Drive-through
 - Hypnotherapy
 - Medical Office
4. Recreation, Entertainment and Amusement Uses
- Billiard Parlor or Pool Hall (Special Use Permit required)
 - Commercial Amusement/Recreation - indoor
 - Health Club
 - Night Club (Special Use Permit required)
 - Private Club, Lodge or Fraternal Organization
 - Public Park or Playground
 - Performing Arts and movie theaters
 - Horse-drawn carriage rides (Special Use Permit required)
5. Retail and Personal Services
- Antique/Collectible Store
 - Astrologer, Hypnotist, or Psychic Art and Science (Special Use Permit required)
 - Catering Service
 - Copy Center
 - Dry Cleaners
 - General Personal Service
 - General retail, other than listed, 3,500 sq. ft. or less.
 - Hotel Lounge Bar (Special Use Permit required)



- Jewelry Store, Class III (Special Use Permit required)
- Jewelry Store, New
- Laundry, Self-Service
- Liquor Establishment -Tavern (Special Use Permit required)
- Museum or Art Gallery-Private
- Restaurant with Service Bar (Special Use Permit required)
- Restaurant, 2,000 sq. ft or more, w/o Drive-Through
- Restaurant 2,000 sq. ft. or less, w/o Drive-Through
- Supper Club (Special Use Permit required)
- Tattoo Parlor/Body Piercing Studio (Special Use Permit required)
- New and used Books
- New and Used/Vintage Clothing
- New and Used CD's/Records/Videos
- Urban lounge (Special Use Permit required)
- Wedding chapel

6. Commercial and Business Services

- Desktop Publishing
 - Electrical, Watch, Clock, Jewelry and Similar Repair
 - Off-Premise Advertising Sign (Special Use Permit required)
- In addition to the complying with all criteria listed in Title 19, Off-Premise Advertising Signs, shall be directly mounted to and flush with the wall of a structure, and shall not be freestanding, mounted on top of a roof, or project past the walls or roof of a building.

7. Industrial and Manufacturing

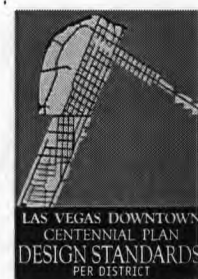
- Light Assembly and Fabrication
- Printing and Publishing

8. Wholesale, Distribution and Storage

- Wholesale Showroom Facility

9. Utilities, Communications and Transportation

- Monorail (Special Use Permit required)
- Mounted Antenna of 15' or less
- Parking Structure
- Recording Studio



3. Parking and Related Standards.

a. Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19.18.050F(2)).

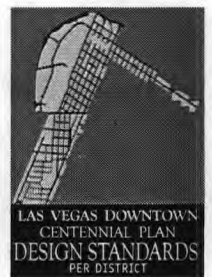
g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

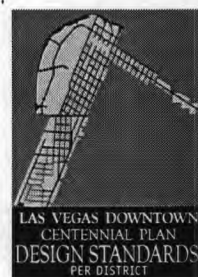
The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.



b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

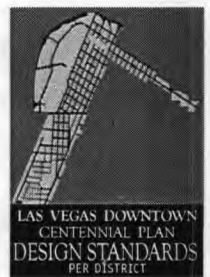
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

5. Architectural Design Standards.

a. Façade Configuration.

The goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner. Street level design should enliven the street with visual continuity of activity from interior uses to the pedestrian experience. Extended, solid walls are discouraged at the street level. Wherever solid walls are present, surface treatment that contributes to the aesthetic character of the façade is encouraged to provide visual interest. This may include



but is not limited to color, murals, surface articulation, texture, and graphics.

b. Shading/Climate Control.

The use of arcades, awnings, canopies, and other shade devices is required. The incorporation of misting systems at the pedestrian level is also strongly encouraged to complement the objectives of this plan.

c. Exterior Materials.

Exterior materials of all buildings shall contribute to the artistic character and quality of life of the District.

d. Screening Requirements.

Service areas (including storage, special equipment, maintenance, trash dumpsters and loading areas) shall be screened from pedestrian or street view with elements that contribute to the aesthetic expression of the building.

e. Service and Loading Areas.

All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site or within parking lots. No service, storage, maintenance or loading area may extend into a setback area.

f. Rooftop mechanical equipment.

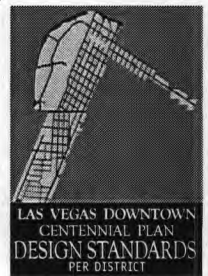
No highly reflective material or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building view.

g. Reflective glass.

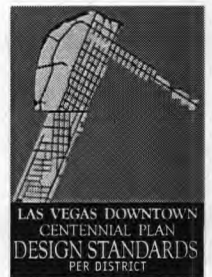
Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a.** In order to encourage a diverse and visually interesting environment, signage in the Arts District is exempt from the automatic application of size, type and area limitations. However, the exemption does not prohibit City staff, Planning Commission, and the City Council from imposing limitations on the approval of such signage. Construction, location, installation, maintenance and issuance of certificates for signage shall be in accordance with Title 19.14.



- b. For development that is subject to the Site Development Plan Review process as described in Title 19.18, signage shall be reviewed and approved as part of the development plan for the property.
- c. For all other applications, signage shall be reviewed and approved by a representative of each of the following City departments: Planning and Development, Office of Business Development and Leisure Services.
- d. Signage shall reflect the arts-related nature of the district by incorporating artistic details, sculptural elements, three-dimensional features, ornate designs, or other similar expressive elements.
- e. Signage shall be consistent with the architectural character of the building to which it is attached or related.
- f. The size and area of the signage shall be appropriate to the business being advertised (Planning & Development Staff determine appropriateness).
- g. Wall signage shall be designed as an integral element of the façade and shall be appropriately sized and located relative to other façade elements.
- h. The signage may be internally or externally illuminated, provided it does not create unnecessary glare or pose impacts to residential units or abutting properties.
- i. Murals or other artistic treatments that do not contain a commercial message are not considered signage.



7. Landscape Standards.

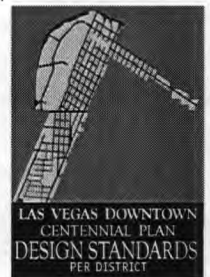
- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and

small stones, and crushed rock to a minimum depth of two inches in all areas.

- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

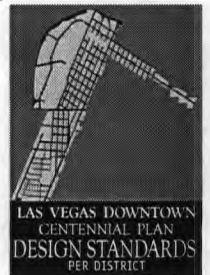
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk



closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.

c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:

1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



8. Transit Corridor Design Standards.

- a. Properties that directly abut the Monorail right-of-way are subject to the Transit Corridor Design Standards.
- b. Residential development is not permitted on the first floor of such buildings.
- c. Buildings shall be a minimum of 3 stories or 45 feet high unless waived by City Council.
- d. Surface parking lots are not permitted within 600' of a monorail station.

E: PARKWAY CENTER (MAP 15).

82

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied in accordance with the requirements of Title 19.06.

d. Service Areas.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall be oriented away and screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of a development.

f. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

2. Permitted Uses. Only the following uses are permitted:

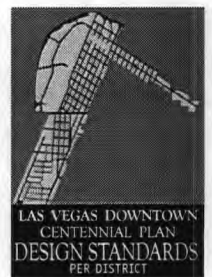
(Definitions found in Title 19.20)

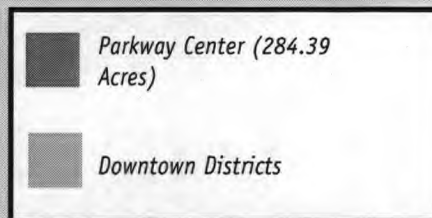
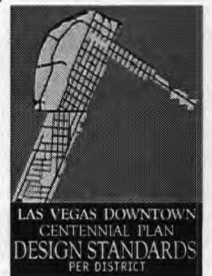
a. Residential and Lodging Uses

- Condominiums or Apartments
- Home Occupation
- Hotel

b. Institutional and Community Service Uses

- Museums
- Performing Arts Center
- Children's Day Care





MAP 14: UNION PARK

c. Office and Professional Uses

- Professional and General
- High-Technology
- Service
- Research and Development
- Major or Minor Medical
- Flexible Office/Work Space, Class B
- Internet and High-technology incubators
- Computer server farms
- Internet backbone facilities
- Government and Public Offices
- Bank/Credit Union/Savings and Loan/Trust

d. Recreation, Entertainment and Amusement Uses

- Casino/Hotels (only within Gaming Enterprise Overlay District, Map 5)
- Nightclub
- Sports Stadium

e. Retail and Personal Services

- General Retail
- Convenience Retail
- Restaurant/Delicatessen/Coffee Shop/Bakery
- Health Club

f. Commercial and Business Services

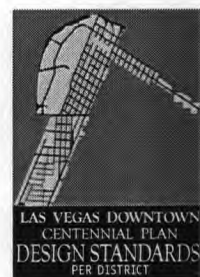
- Off-Premise Advertising Sign (Special Use Permit required; may be freestanding or directly mounted to and flush with the wall of a structure)
- Trade Center/Wholesale and Retail Showrooms
- Exhibition Space
- Conventions

g. Industrial and Manufacturing

h. Wholesale, Distribution and Storage

i. Utilities, Communications and Transportation

- Transportation Center
- Heliport
- Monorail
- Gasoline Sales Facilities
- Parking Facilities



3. Parking and Related Standards.

a. Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Lot Screening.

Where a parking lot abuts a public street, a 42-inch high decorative fence shall be provided to screen the parking lot from the right-of-way. The design of the screen fence shall be in conformance with the specifications described in Graphic 9.

e. Parking Structures.

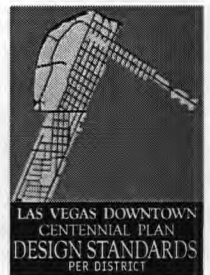
Above-grade parking structures shall be set back a minimum of 10 feet from public rights-of-way, except where desirable ground-floor uses such as restaurants, retail, and commercial facilities are incorporated into the first floor of the structure, accessible from and directly facing the public right-of-way. In this case, the setback is not required and the applicable build-to requirements apply. Where the 10-foot setback is required, a landscape buffer shall be provided to screen the structure at the pedestrian level, and shall include 24-inch box shade trees planted at a minimum of 20-feet on center, with a minimum of (4) five-gallon shrubs for each required shade tree. The exterior walls of all parking structures shall be designed to be compatible with the color, texture, detailing, and articulation of the principal building or surrounding buildings. All interior surfaces of parking structures shall be painted with a complimentary color.

f. Temporary Parking Facilities.

When a development requires a temporary parking lot (up to a maximum of 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan per LVMC 19.18.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways in accordance with the requirements of LVMC 19.10. Surface treatments including paving and striping shall be maintained in good conditional at all times. Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscape area, street, or alley. Each bumper shall be installed a minimum of



two feet from the edge of the sidewalk, landscape area, street or alley. Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Landscaping.

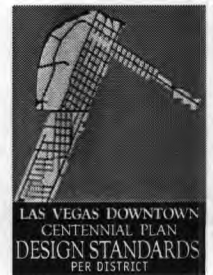
A minimum of one shade tree per six parking spaces shall be provided in landscape islands and/or on the perimeter of surface parking lots. A minimum of 10 square feet of landscape area shall be provided for each surface parking space.

i. Parking Lot Access.

Wherever possible, adjacent parcels requiring access drives shall share a common centrally-located access drive. Wherever a driveway is abandoned, the owner shall remove all drive-way pavement and approach, reinstall the curb and gutter, and landscape the area to match the adjacent landscaping or streetscape.

j. On-Street Valet Parking.

On-Street Valet parking is permitted within the Las Vegas Downtown Centennial Plan area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public

Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Grand Central Parkway) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height to the top of the brown trunk and be spaced at a maximum of 30 feet on center. Southern Live Oak, Shoestring Acacia or African Sumac shade trees (24-inch box minimum) may be interspersed between the palm trees. All other north-south streets shall only have shade trees (36-inch box minimum), and shall have a minimum spacing of 15 feet on-center and a maximum spacing of 20 feet on-center.

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be a minimum 36-inch box, and shall have a minimum spacing of 15 feet on-center and a maximum spacing of 20 feet on-center.

d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10-foot wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

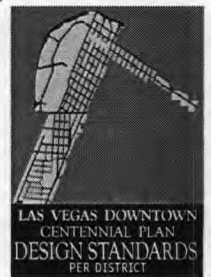
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

5. Architectural Design Standards.

a. Permitted Exterior Materials.

The exterior materials of all buildings shall contribute to a cohesive physical environment and shall convey a sense of permanence and



continuity. Materials and colors shall be consistent with the standards contained herein and shall be reviewed and approved by the PC-ARC. The following are permitted exterior building finish materials:

- Stone
- Synthetic or Simulated Stone Products, subject to PC-ARC review
- Brick, Block or Terra Cotta Masonry
- Finished Metal Systems
- Glass
- Decorative Concrete Masonry Units (CMU)
- Panelized E.I.F.S. (Exterior Insulation and Finish System)
- Tilt-Up Concrete Panel Systems (limited to secondary and flex-space buildings, and subject to PC-ARC review)

For buildings that are five stories or less in height, stone cladding or a stone and glass system shall be used to a height of not less than 15 feet above finished ground level or up to the second story windowsill height, whichever is greater. For buildings over five stories in height, stone cladding or a stone and glass system shall be used to a height of not less than two (2) feet below the third story windowsill.

b. Prohibited Exterior Materials.

The use of the following exterior building material finishes, as the main finish material or where visible from the street or any primary pedestrian routes, shall be prohibited:

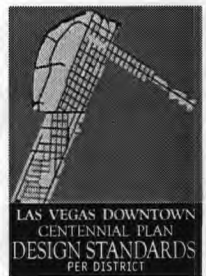
- Mirrored glass
- Darkly-tinted glass at ground level
- Wood and asphalt shingles
- Corrugated fiberglass or sheet metal products
- Plastic laminates
- Ceramic tile

c. Glazing.

Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of a minimum of 60 percent shall be used on ground floor of structures. The use of high performance glazing is encouraged.

d. Roof and Cornice Design.

Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level



and surrounding building views. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and continuous on all sides (Graphic 13).

e. Façade Articulation.

Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expressions zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades. Building surfaces over 20 feet high or 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest (Graphic 14).

f. Shade Structures.

The use of arcades, awnings and canopies on the ground floor of building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.

g. Building Entry.

The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line/ and/or through the use of canopies or awnings, etc. (Graphic 14).

h. Fencing.

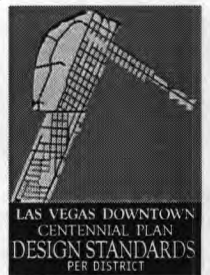
Moderate use of decorative metal fencing is allowed provided that it coordinates with the color and architecture of neighborhood buildings. Property screening or fencing using wood or plastic materials is prohibited. Chain link fencing is prohibited except as temporary construction fencing in conjunction with obtaining a temporary construction permit.

i. Retaining Walls.

Retaining walls, as necessary, shall be designed as an extension of the architectural character of the building. When abutting the building directly, retaining walls shall use the same architectural materials. When retaining walls are constructed as independent site elements, alternate surface materials, compatible with the adjacent development, may be proposed within the same color palette.

j. Approval of Color and Materials.

Samples of all primary exterior materials shall be submitted to the PC-ARC for approval, pursuant to the requirements listed in LVMC 19.18 for Site Development Plan Review applications.



k. Additional Design Standards.

Development within that portion of the Parkway Center District bounded by Bonneville Avenue on the south, Grand Central Parkway on the west and north, and the Union Pacific Railroad right-of-way on the east, shall conform to the development standards contained in the Union Park Design Standards, as adopted by the City.

6. Signage Standards.**a. Applicability.**

The design, installation, and maintenance of all signs shall be in full conformance with the requirements of LVMC 19.14, "Sign Standards," as revised and amended, except as otherwise provided herein.

b. General Signage Design Standards.

1. Colors and materials shall be consistent with the surrounding architectural materials.
2. Signs shall be easily read from the pedestrian level. Significant contrast between the background and letter should be used to contribute to the legibility of the information.
3. All freestanding signs shall be placed perpendicular to approaching vehicular traffic for easy visibility. They should be located so that vehicular sight distances around entry drives and intersections are not negatively affected.

c. Permitted Signage.

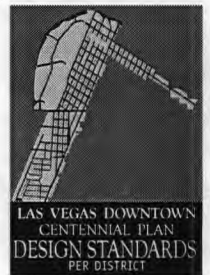
Only the following signs are permitted:

- Freestanding monument signs at entry points into the planned development.
- Existing Interim Billboard Signs, to be removed or architecturally updated with adjacent development.
- Guide signs within the planned development to enhance traffic circulation.
- Modular wall signs, including hanging signs and parapet signs no greater than 50 square feet in area.
- Modular awning signs no greater than 25 square feet in area.
- Public utility signs.
- Animated signs.
- Neon signs.
- Letters and/or copy incorporated into the architectural structure of the building façade, parapet walls, or fascia as part of the architectural expression.

d. Prohibited signage.

The following signs are expressly prohibited in the Parkway Center:

- Temporary A-frame signs.



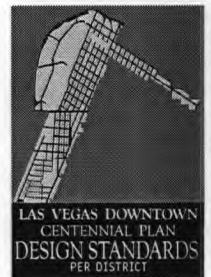
- Beacon lights.
- Bench signs.
- Changeable copy signs.
- Tethered balloons.
- General advertising signs.
- Magnetic signs.
- Portable signs.
- Paper, cloth or plastic streamers.
- Painted signs on display windows with temporary paint.
- Pennants.
- Roof signs.
- Statuary with lettering or graphics.
- Pole signs.
- Painted wall signs.

e. Specific Standards-Building Identification Signs.

All office buildings shall be identified with freestanding monument signs oriented to streets and/or primary pedestrian routes. Identification signs shall clearly display the building's street address at the top and provide space for appropriate recognition of the building's primary tenants. Building identification signs shall be located adjacent to a public right-of-way, and shall comply with all sight visibility requirements at all street intersections and driveways. The sign shall be located no more than 100 feet from the principal building on the site.

f. Specific Standards-Wall Signs.

1. All signs shall fit within the architectural frame or sign band of the storefront, or occupy the same square footage to enhance the architectural character of the buildings.
2. The size of any sign shall be consistent with the proportions of the scale of building elements in the façade.
3. All signs should establish a façade rhythm, scale and proportion where not currently existing.
4. All signs should be appropriate in color and texture to the building on which it is placed.
5. No building signs shall be permitted above the bottom of the second floor windowsill. Signs above this height may be allowed for a maximum of two (2) tenants per office building or for the name of a hotel and are limited letter signs, either illuminated or non-illuminated, with one (1) square box sign allowed in which a logo can be illuminated.



6. The identification of each building or store's address is required. A minimum of six-inch high numbers should be used to identify the address. This should be located within ten (10) feet of the main entry, and in conformance with LVMC 13.28.

7. Landscape Standards.

a. Drought Plan.

All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

b. General Landscape Design Standards.

A gradation of plant materials shall be planned, progressing from low-maintenance, water conserving plants along streets and primary pedestrian routes, to more concentrated planting schemes with more lush plants and more intensive maintenance in public open spaces and near building entrances. Larger landscape areas shall be predominantly low-maintenance, drought-tolerant materials. High-maintenance materials shall be concentrated in areas where pedestrians will frequently come into contact with them, such as at building entrances and public plazas.

c. Minimum Landscape Area.

The minimum width of required landscape buffer areas per parcel shall be as follows:

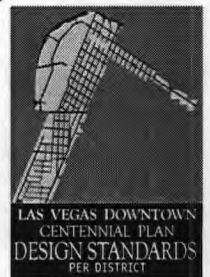
- Front yard (only when buildings are not located directly at the build-to line as required):
- Side yard:
- Corner side yard (only when buildings are not located directly at the build-to line as required):
- Rear yard:

d. Plant Coverage.

Trees are required in landscaped areas at the minimum rate of one (1) tree per 500 square feet of landscape area; however, tree spacing shall not exceed 30 feet on center. Trees provided in public rights-of-way do not count towards this requirement. Trees shall be a minimum 36-inch box, and a minimum of four 5-gallon shrubs shall be provided for each required tree.

e. Landscape Maintenance.

All plant materials shall be maintained in good order, and shall receive acceptable levels of professional maintenance per industry standards,



including irrigation controls, fertilizer, staking, and pruning, as necessary. Owners shall cause dead or dying plant materials to be replaced within 30 days, with such replacements to match the mature size and caliber of surrounding plant materials.

f. Cooperative Maintenance of Public Landscapes.

Consideration shall be given to the creation of a landscape maintenance association, special improvement district, or some other organizational tool for the maintenance of common landscape and landscape within rights-of-way.

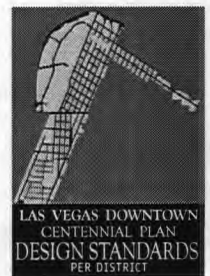
8. Construction Standards.

a. Noise. The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.

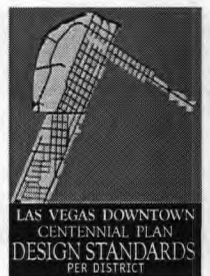
b. Construction Fences. Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:

1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
3. The construction fencing shall be no higher than 12 feet.
4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.

c. Construction and Real Estate Signs. Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:



1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



F: CASINO CENTER CORE DISTRICT (MAP 16).

95

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

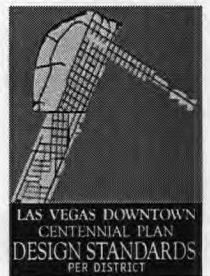
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

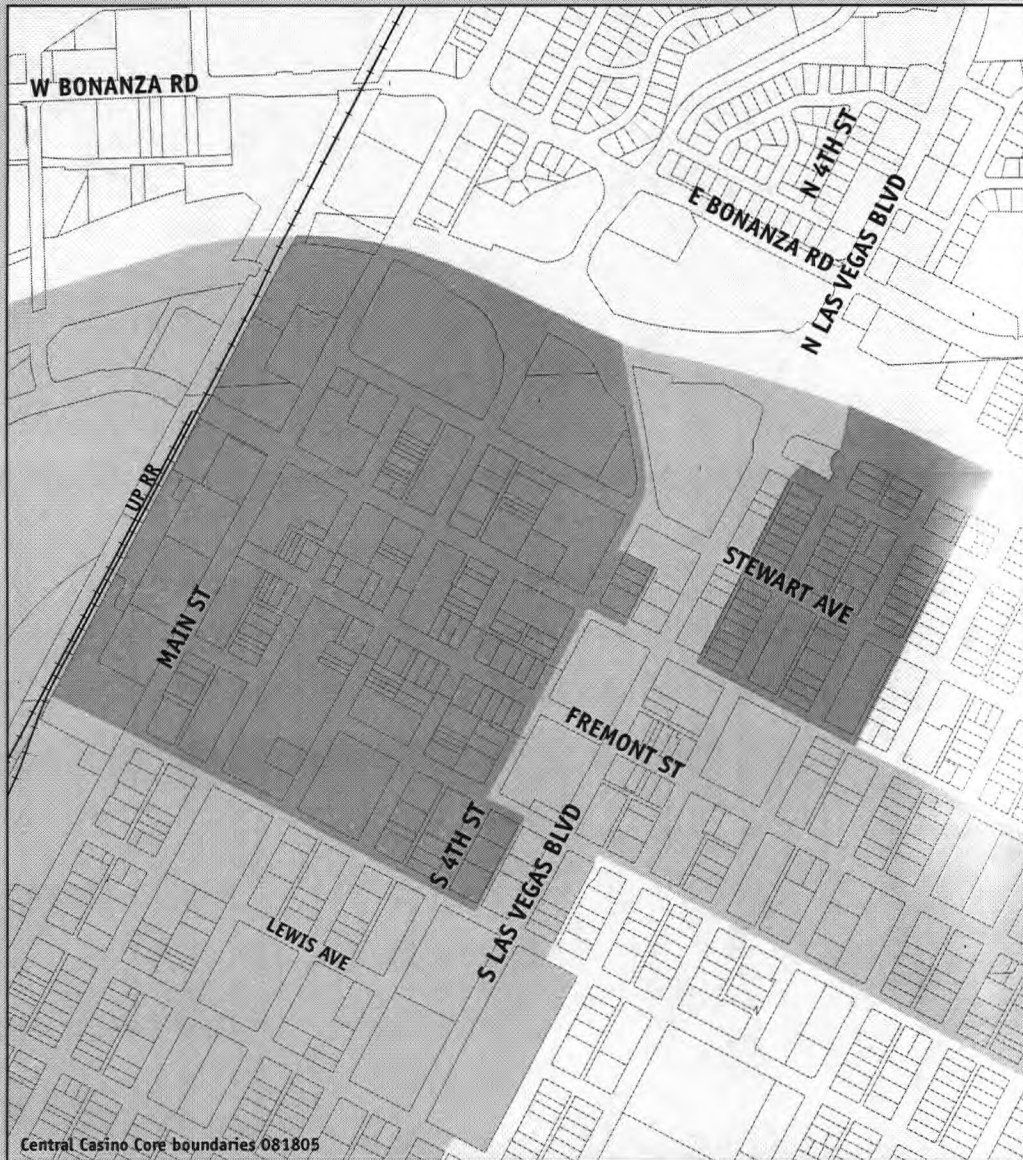
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.





MAP 15: CASINO CENTER CORE DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19.18.050F(2)).

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

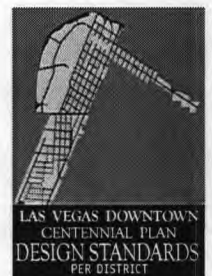
All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor



Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

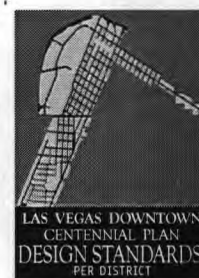
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).

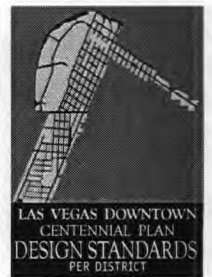
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended, except where Title 19.06.100, the Downtown Casino Overlay District applies.

7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and

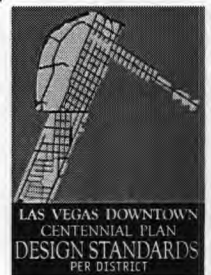


small stones, and crushed rock to a minimum depth of two inches in all areas.

- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

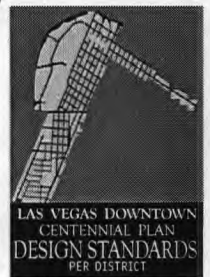
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk



closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.

c. Construction and Real Estate Signs. Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:

1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.**a. Setbacks.**

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement. Industrial zoned properties are exempt from this requirement.

A required fifteen foot (15') setback from back of curb will include a ten foot (10') wide sidewalk and a five foot (5') wide landscaped strip in front of wall / fence.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

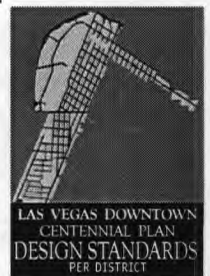
All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.





MAP 16: NORTHERN STRIP GATEWAY

h. Walls and Fences.

Decorative eight foot (8') solid block walls are permitted on all sides, to include 20% contrasting material. When such walls are adjacent to a public street a three foot (3') wide landscape strip is required, utilizing clustered three to five (3-5) gallon shrubs and one 15-gallon decorative tree every 20 feet.

2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

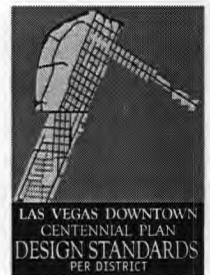
Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18.050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.



Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

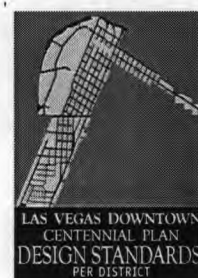
h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other

landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 foot intervals.

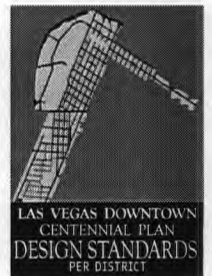
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

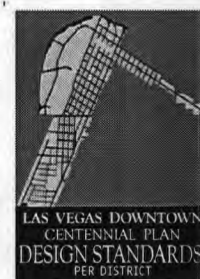
As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

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- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



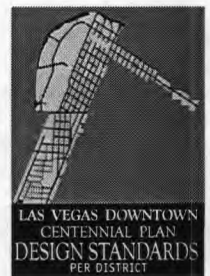
6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended.

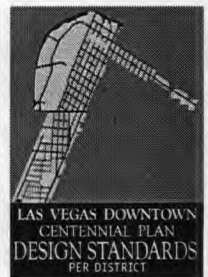
7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
 - c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area.
 - d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
 - e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
 - f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
 - g. The clustering of plant material into groups of three or more plants is encouraged.
 - h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
 - i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
 - j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.
- 8. Construction Standards.**
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
 - b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:



1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 3. The construction fencing shall be no higher than 12 feet.
 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City traffic engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

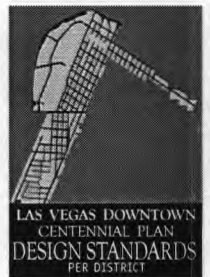
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

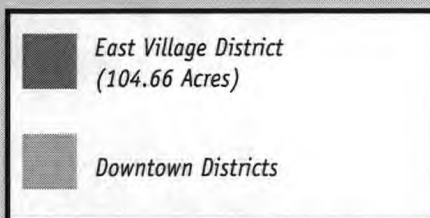
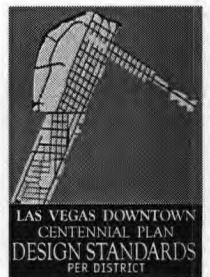
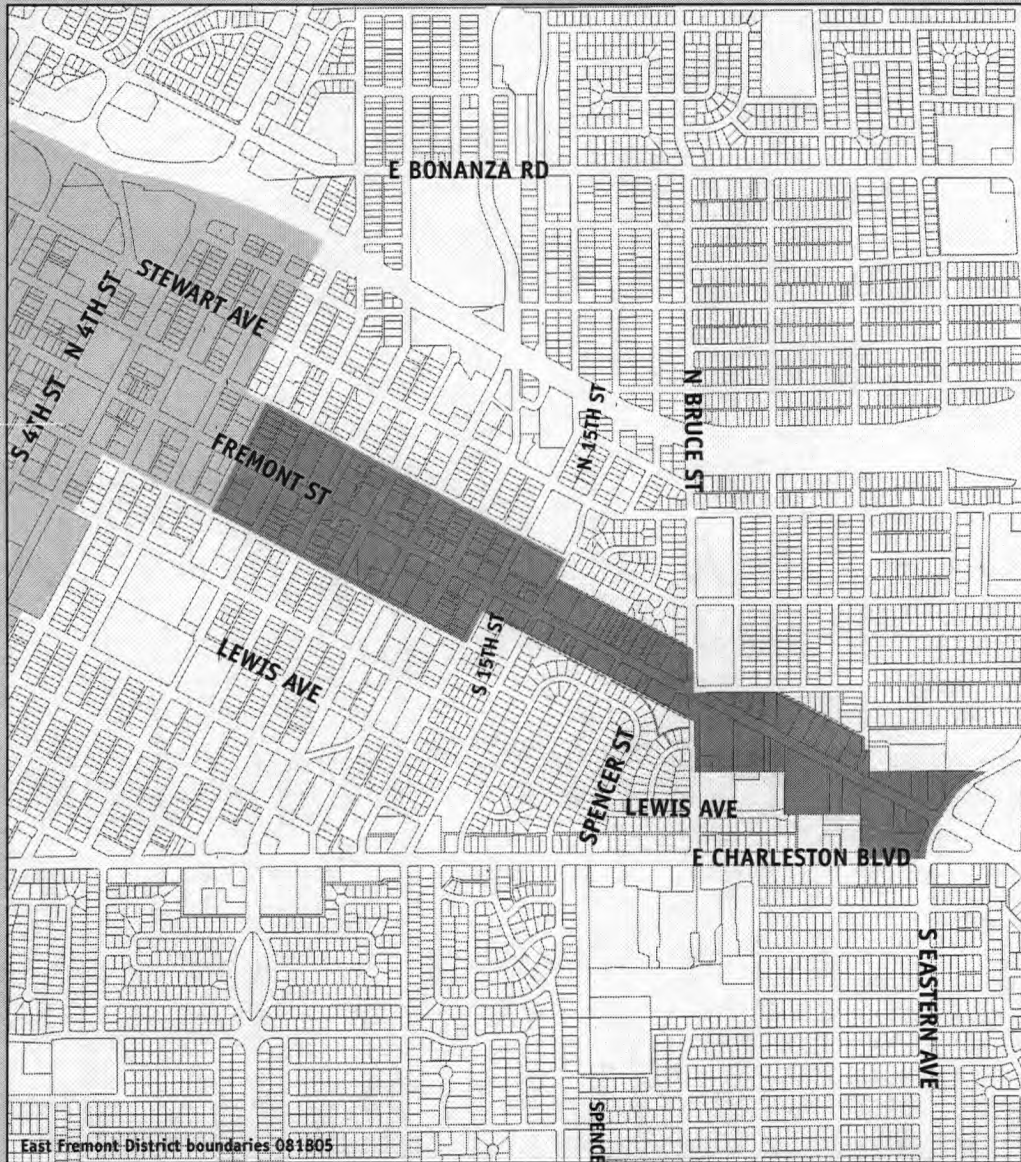
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.





MAP 17: EAST VILLAGE DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19.18.050F(2)).

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

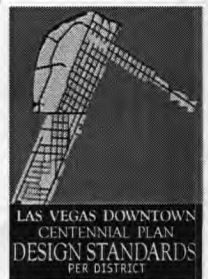
Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

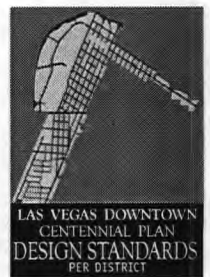
All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. East-West Streets.

Fremont Street shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary



landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

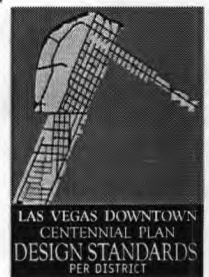
c. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

d. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).

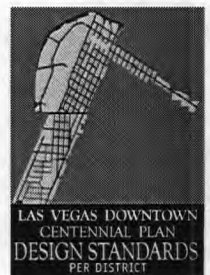
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended.

7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.



- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

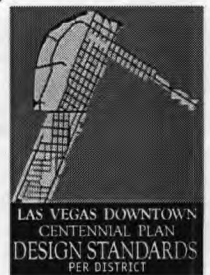
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.

- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:

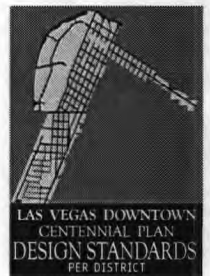
1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
3. The construction fencing shall be no higher than 12 feet.
4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City traffic engineer.

- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:

1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.



2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

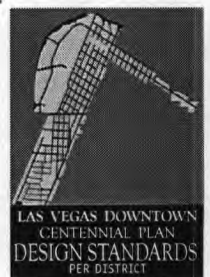
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

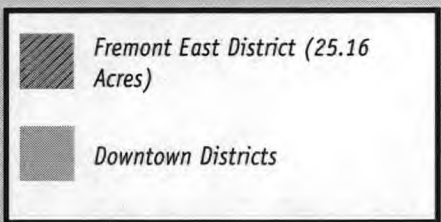
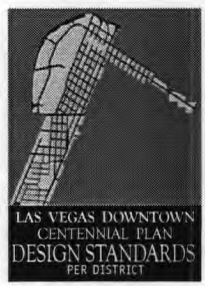
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.





MAP 18: FREMONT EAST DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan [Title 19.18.050F(2)].

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

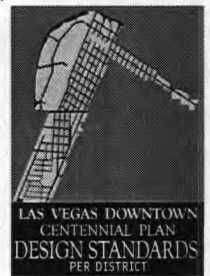
Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

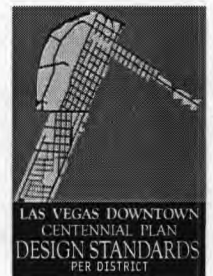
All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor



Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

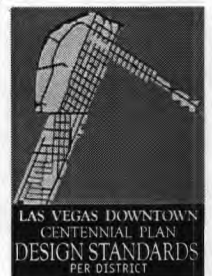
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

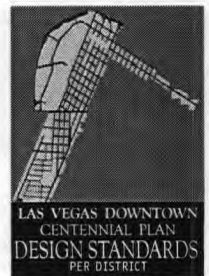
As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).

- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.06.100, Downtown Casino Overlay District as revised and amended.

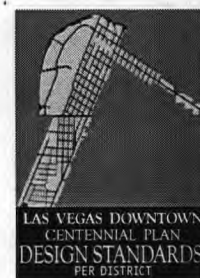
7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.

- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.



c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:

1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.

