

RESOLUTION NO. R-20-2003

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT CERTAIN IMPROVEMENTS IN THE CITY SHALL BE ACQUIRED PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENTS LAW TO BE KNOWN AS CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1487 – JONES BOULEVARD (BELTWAY TO ELKHORN ROAD); AND CALLING A HEARING ON THE PROJECT.

Summary: Provisional Order

WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) of the County of Clark in the State of Nevada, is of the opinion that the interest of the City requires the creation of a special improvement district pursuant to the Consolidated Local Improvements Law and the acquisition and improvement of a Sanitary Sewer Project as defined in NRS 271.200, a Street Project as defined in NRS 271.225, and a Water Project as defined in NRS 271.250 (collectively, hereinafter the "Project"); and

WHEREAS, the City Engineer, together with the Engineering Integration Division of the City and certain consulting engineers (collectively, hereinafter the "Engineer") has filed at the office of the City Clerk, in connection with the Project and with the proposed City of Las Vegas, Nevada, Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road) the following:

(A) Preliminary plans and specifications showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and width for the Project;

(B) A preliminary estimate of the total cost of the Project and of each type of construction, the estimate being made in a lump sum or by unit prices, and further, including in the total estimate, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, interest on interim warrants, if any, discount on any bonds, printing, and such other expenses as in the judgment of the Engineer are necessary or essential to the completion of such work or improvement, and the payment of the cost thereof;

(C) An assessment plat or map, including an addendum thereto (designated as a "Tabulation of Parcels") showing the descriptions of the property to be assessed, showing the area to be assessed, the market values, a description of each lot, tract or

parcel of land, the name and address of each owner, the amounts of estimated preliminary assessments, the amount of maximum benefits (and corresponding market value increases) estimated to be assessed against each lot, tract or parcel of land in the assessment area such estimate being based on the method of assessment set forth herein (an equitable adjustment having been made for assessments to be levied against wedge or "V" or other irregularly-shaped lots or lands, or for any lot, tract or parcel of land not specially benefited for other reasons in direct proportion to its front footage, so that assessments according to benefits will be equal and uniform); and

(D) The Engineer's Report to the City Council on Benefits, as to the method of determining benefits and corresponding market value increases and as to whether the creation of the District is economically sound and feasible; and

WHEREAS, the City Council has examined the improvement plans, assessment plat, including the addendum thereto, typical section of contemplated improvements, preliminary estimate of the cost, estimate of maximum benefits, and Engineer's Report, so filed with the City Clerk, and has found, and does hereby declare the same to be satisfactory in all respects; and

WHEREAS, the City Council has also 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 Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road) and only the property which is so specially benefited, is included in the District; and

WHEREAS, a portion of the property to be included within the proposed District is located in the County; and

WHEREAS, pursuant to NRS 271.015 the City may assess property which is located without the City boundaries with the consent of the County; and

WHEREAS, the City Council has determined, and does hereby determine, that less than one-half of the cost of the improvements in the District shall be paid with funds from the levy of assessments; and

WHEREAS, the City Council has determined and does hereby determine that the exception provided by NRS 271.306(2)(a) does exist with respect to the costs of the improvements in the District, as

more than one-half of the total costs will be paid with money derived from other than the levy of special assessments.

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

Section 1. The special improvement district shall be designated "City of Las Vegas, Nevada, Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road)" (hereinafter the "District").

Section 2. This Resolution shall be known as, and may be cited by, the short title "Special Improvement District 1487 Provisional Order Resolution" (hereinafter the "Resolution").

Section 3. The City Council hereby ratifies the preparation, by the Engineer, of and does accept the plans and specifications, assessment plat (including the addendum and exhibits thereto), typical section of the contemplated improvements, preliminary estimate of cost, the Engineer's Report on Benefits, and the estimate of maximum benefits (and corresponding market value increases) to be assessed against each lot, tract, or parcel of land in the assessment area.

Section 4. The Project shall be acquired at an estimated preliminary total cost of \$6,430,595, including engineering, legal, and incidental expenses, as more particularly hereinafter set forth and as described in the plans and specifications herein accepted, reference to which is hereby made and which are available for public inspection at the office of the City Clerk at 400 Stewart Avenue, Las Vegas, Nevada 89101.

Section 5. The City Council has also determined and does hereby declare as follows:

1. The public convenience and necessity requires the creation of the District and construction of the Project;
2. The creation of the District is economically sound and feasible; and
3. 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 made.

Section 6. The boundaries of the District, within which is located the Project and the lots, tracts and parcels of land to be assessed, shall be as designated in the form of notice set forth in Section 7 of this Resolution. It is estimated that the total cost shall be apportioned as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 803,944.47	\$ 5,626,650.53	\$ 6,430,595

The amounts to be assessed shall be made upon all tracts benefited in proportion to the special benefits received, as more fully described in the form of notice set forth in Section 7 of this Resolution.

Section 7. On Wednesday, March 5, 2003, at 1:00 p.m. in the City Council Chambers, 400 Stewart Avenue in Las Vegas, Nevada (i.e., a time at least 20 days after the adoption of this Resolution) the City Council will consider the ordering of the Project and will hear all complaints, protests, and objections that may be made in writing, and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owners of land to be assessed or any person interested. The owners of the property to be assessed or any other persons interested therein may file a written protest or objection, and may appear before the City Council and be heard as to the propriety and advisability of making such improvements, as to the estimated cost thereof, as to the manner of payment therefor, as to the amount thereof to be assessed against the property to be improved, and as to the amount of special benefits and corresponding market value increases. Twenty (20) days' notice, in writing, of such time and place shall be given to such property owners, postage prepaid, as first-class mail, to each of such property owners at his last known address, the names and addresses of such property owners are to be obtained from the records of the County Assessor or from such other sources as the City Clerk deems reliable. Such notice shall also be given to the owner and each tenant of mobile home parks, if any, located on any tracts to be assessed. Any such list of names and addresses may be revised from time to time, but such list need not be revised more frequently than at twelve month intervals. Notice shall also be given by posting in three (3) public places at or near the site of the Project at least twenty (20) days prior to the hearing. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or Deputy City Clerk, such proof to be filed with the City Clerk, provided that failure to mail such notice or notices shall not invalidate any assessment nor any other of the proceedings hereunder. Notice of the time and place of such hearing

shall also be given by publication in the Las Vegas Review-Journal, a daily newspaper published in Las Vegas and of general circulation in the City of Las Vegas, Nevada, once each week for three (3) consecutive weekly publications, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to the date of the protest hearings. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Such service by publication shall be verified by the affidavit of the publishers and filed with the City Clerk. The proof of publication, the proof of mailing and the proof of posting shall be maintained in the records of the office of the City Clerk until all the assessments appertaining to the District shall have been paid in full principal, interest and any penalties or collection costs. Said notice shall be in substantially the following form:

(Form of Notice)

NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN
THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT
DISTRICT NO. 1487 – JONES BOULEVARD (BELTWAY TO ELKHORN ROAD)

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) of the County of Clark in the State of Nevada, has provisionally ordered the acquisition of a Sewer Project, Street Project and a Water Project (collectively, the "Project") as more particularly described as follows:

Jones Boulevard (BOTH SIDES) - from the centerline of the Beltway north along Jones Boulevard to the centerline of Elkhorn Road (100-foot right-of-way).

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 in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Jones Boulevard will consist of the grading, regrading, graveling, and asphalt paving as necessary for at least four (4) travel lanes, a two-way center left turn lane with raised medians at the signalized or future signalized intersections, "L" type curb and gutter, sidewalks, drainage facilities, commercial or residential driveway approaches and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. At the request of the owners of property in the District (filed with the office of the Special Improvement District prior to Friday, January 31, 2003) water and sewer laterals will be installed from the existing or proposed main lines in Jones Boulevard to such property. Sewer lines within the District are owned and maintained by the City. The City will require that properties connecting to the sewer line pay a connection fee and be annexed to the City at the time of hookup. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 803,944.47	\$ 5,626,650.53	\$ 6,430,595

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); provided, however, that 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 assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide street pavement section, curb and gutter, sidewalks, driveway approaches and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat including a tabulation of parcels or preliminary assessment roll; a preliminary estimate of the total cost, a description of the lots,

tracts and parcels of land to be assessed and the portion of the cost to be assessed thereagainst, and the amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises, are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada, and can be seen and examined by any property owner, or other interested persons, during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All persons interested are hereby referred to the preliminary plans and specifications which relate to the details of the Project.

On Wednesday, March 5, 2003, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any person interested. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment therefor, 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.

The City Council requests that any property owner or interested person wishing to make protest or objection, make such protest or objection in writing at the office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, February 28, 2003. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit

in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (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 271.315.

The City Council of the City of Las Vegas has determined that one-half or more of the total cost of each of the improvements in the District shall be paid with monies derived from other than the levy of special assessments and accordingly may take advantage of the exception stated in paragraph (a) of subsection (2) of NRS 271.306, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for the doing of such work and the furnishing of all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

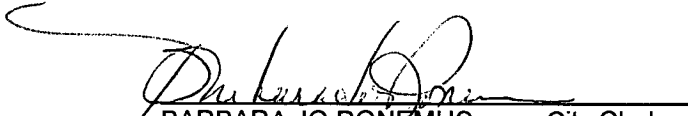
After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the

estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also 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 bonds are not sold for the District, the City Council shall by resolution establish the rate of interest on unpaid and deferred installments of assessments.

Pursuant to NRS 271.357 and NRS 271.360, 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. Any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof. A person desiring to apply for a Hardship Determination shall file an application no later than

Friday, February 28, 2003, with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City, Nevada, and dated this February 5, 2003.



BARBARA JO RONEMUS, City Clerk

(End of Form of Notice)

Section 8. That all action, 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 City of Las Vegas, Nevada, Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road) be, and the same hereby are, ratified, approved and confirmed.

Section 9. That the officers of the City are directed to effectuate the provisions of this Resolution.

Section 10. That all resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 11. That the invalidity of any provision of this Resolution shall not affect any remaining provisions hereof.

Section 12. That the City Council has determined, and does hereby declare, that this Resolution shall be in effect after its passage in accordance with the law.

PASSED, ADOPTED AND APPROVED this 5th day of February, 2003.



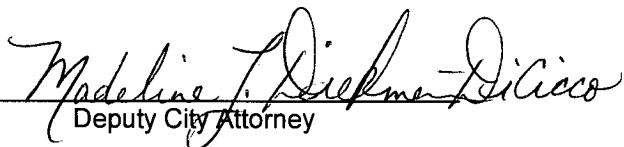
OSCAR B. GOODMAN, Mayor

Attest:



BARBARA JO RONEMUS, City Clerk

Approved as to Form:

1-23-'03 

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 February 5, 2003.

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
 Michael J. McDonald
 Lynette-Boggs McDonald
 Larry Brown
 Lawrence Weekly
 Michael Mack

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) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (iii) Senior Citizens Center
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Downtown Transportation Center
Las Vegas, Nevada

(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 such notice so given of the meeting of the City Council on February 5, 2003 is attached to this certificate as Exhibit "A".

IN WITNESS WHEREOF, I have hereunto set my hand on this February 5, 2003.

(SEAL)


BARBARA JO RONEMUS, City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)

City of Las Vegas

CITY COUNCIL AGENDA

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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>

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

COUNCILMEMBERS: MICHAEL J. McDONALD (Ward 1), LARRY BROWN (Ward 4), LYNETTE BOGGS McDONALD (Ward 2),
LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6)

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

FEBRUARY 5, 2003

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

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

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

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

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

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - PASTOR TOM UNMACHT, THE LAKES LUTHERAN CHURCH
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF CITIZEN OF THE MONTH
- RECOGNITION OF SERVICE CORPS OF RETIRED EXECUTIVES (S.C.O.R.E.)
- RECOGNITION OF LIGHT AMERICAN AND PYROSPECTACULARS
- RECOGNITION OF BLACK HISTORY MONTH
- RECOGNITION OF THE SOUTHERN NEVADA HEALTHCARE SAFETY ASSOCIATION
- RECOGNITION OF CHINESE NEW YEAR

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wishes to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. Approval of the Final Minutes by reference of the Regular City Council Meeting of January 8, 2003

CONSENT AGENDA

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

ADMINISTRATIVE - CONSENT

3. Approval of a final Operating Agreement, as approved by the Bureau of Land Management, between the Young Men's Christian Association of Southern Nevada (YMCA) and the City of Las Vegas for the operation, management, and maintenance of the City's Durango Hills Community Center - Ward 4 (Brown)

ADMINISTRATIVE SERVICES - CONSENT

4. Approval of resident junior high and high school students to be nominated by the City of Las Vegas for the Nevada League of Cities and Municipalities Youth Award Program - All Wards

BUSINESS DEVELOPMENT - CONSENT

5. Approval for City Council to authorize officers of City Parkway IV and V, Inc. to enter into a Designated Services Agreement with RO Consulting, Inc. (\$140,000 - City Parkway IV and V, Inc.) - Ward 5 (Weekly)

DETENTION & ENFORCEMENT DEPARTMENT - CONSENT

6. Approval to accept grant funds from the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) to complete the Video Teleconferencing (VTC) Technology Initiative

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

7. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
8. Approval of a funding allocation, within the general ballfield lighting capital project, for a baseball field lighting project at Centennial High School, and authorization for the City Manager to execute the related Memorandum of Understanding with the Clark County School District (\$300,000 - Parks & Leisure Activities Capital Projects Fund) - Ward 6 (Mack)
9. Approval of an Interlocal Agreement with the Regional Transportation Commission (RTC) and other Clark County government entities to allocate \$0.0200 of property taxes for funding transportation projects in Clark County, including the administrative provisions for the collection, distribution, and management of the \$0.0200 of property taxes - All Wards
10. Approval of a Memorandum of Understanding (MOU) with the Young Men's Christian Association of Southern Nevada (YMCA) to provide funds for the design and construction of the Outdoor Aquatic Center at the Bennett YMCA (\$1.25 million - Parks and Leisure Services Capital Projects Fund) - Ward 1 (M. McDonald)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

11. Approval of a Special Event Liquor License for Aces Internacionales C B Radio Club, Location: 441 East Bonanza Road, Date: February 8, 2003, Type: Special Event Beer/Wine/Cooler, Event: Anniversary C B Radio Club, Responsible Person in Charge: Filiberto Rodriguez - Ward 5 (Weekly)
12. Approval of Change of Business Name for a Beer/Wine/Cooler On-Off Sale Liquor License, Ray Koerntgen, dba From: Ramy's Deli & Mini Mart, To: Amy's Deli & Smoke Shop, 8524 West Sahara Ave., Raymond Koerntgen, 100% - Ward 1 (M. McDonald)
13. Approval of a new Restricted Gaming License for 15 slots, Crofts & Miller, Inc., dba Ice House Pub, 650 South Main Street, Janet P. Miller, Dir, Pres, 10%, John L. Crofts, Dir, Secy, Treas, 90% - Ward 1 (M. McDonald)
14. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 7 slots, E-T-T, Inc., db at Terrible's #118, 3650 West Sahara Ave. - Ward 1 (M. McDonald)
15. Approval of a new Massage Establishment License, Elie I. Tabachry, dba Angel Hair, 2131 South Decatur Blvd., Suite 5, Elie I. Tabachry, 100% - Ward 1 (M. McDonald)
16. Approval of award of Bid Number 03.53541.30-LED, Contract 30 - PLC Replacement and approve the construction conflicts & contingency reserve set by Finance & Business Services - Department of Public Works - Award recommended to: GREAT SALT LAKE ELECTRIC, INC. (\$1,499,600 - Enterprise Fund)
17. Approval of award of Bid Number 030183-DAR, Annual Requirements Contract for Building Supplies - Department of Field Operations - Award recommended to: VARIOUS SUPPLIERS (Estimated annual aggregate amount of \$170,000 - General Fund)
18. Approval of issuance of purchase order to continue inmate commissary operations for a two-year period including options to renew - Department of Detention & Enforcement - Award recommended to: KEEFE SUPPLY COMPANY (Estimated amount of \$720,000 - Special Revenue Fund)
19. Approval of Contract Modification Number One to Bid Number 01.1762.08-RC, CMAQ Paving Project, Federal Project No. CM-003 (73) - Department of Field Operations - Award recommended to: WELLS CARGO, INC. (\$175,000 - Capital Projects Fund) - Wards 1, 3 & 5 (M. McDonald, Reese & Weekly)

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of awarding the \$1,000,000 HOME funds City Council allocated to support development of an assisted living facility to serve low income seniors to Affirmative/AHRC, a partnership of Affirmative Investments, Inc. and Affordable Housing Resource Council - Wards 2 and 6 (L.B. McDonald and Mack)

PUBLIC WORKS DEPARTMENT - CONSENT

21. Approval of a Business Impact Statement related to the adoption of a Fee Schedule for public improvement-related work governed by Las Vegas Municipal Code Title 13 and for temporary traffic control work governed by Las Vegas Municipal Code Chapter 11.50
22. Approval of a Maintenance Agreement between the City of Las Vegas and Clark County to allow the City to obtain necessary encroachment permits and right-of-way access for the purpose of repair and maintenance of the City's drainage facility located on the south side of Elkhorn Road at the Rainbow Boulevard alignment - Ward 6 (Mack) and County
23. Approval of Supplemental Interlocal Contract #362a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to extend the date of completion for the PM-10 Mitigation Paving Improvement Projects - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

24. Approval of Supplemental Interlocal Contract No. 407a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to increase the cost of the contract for US-95/Horse Interchange (\$50,000 - Regional Transportation Commission of Southern Nevada) - Ward 6 (Mack)
25. Approval of Supplemental Interlocal Contract No. 409a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease the cost of the contract for Grand Teton Overpass (-\$25,000 - Regional Transportation Commission of Southern Nevada) - Ward 6 (Mack)
26. Approval of Supplemental Interlocal Contract No. 410a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease the cost of the contract for Grand Canyon Overpass (-\$25,000 - Regional Transportation Commission of Southern Nevada) - Ward 6 (Mack)
27. Approval of a Sewer Connection and Interlocal Contract with Clark County Sanitation District - John Frankfurter and Grace Frankfurter, owners (northeast of Alexander Road and Tee Pee Lane, APN 138-06-803-009) - County (near Ward 4 - Brown)
28. Approval of an Engineering Design Services Agreement with HDR Engineering, Inc. for professional engineering services related to the design of the Tenaya Way Overpass at Summerlin Parkway (\$536,844.50 - Regional Transportation Commission of Southern Nevada) - Wards 2 and 4 (L. B. McDonald and Brown)
29. Approval of a Request for Preliminary Proposals - Design Build of the Office District Parking Garage RPP No. 030219-LED on 3rd Street between Bonneville Avenue and Garces Avenue - Ward 1 (M. McDonald)
30. Approval of a Designated Services Agreement with Stantec Consulting Inc. for Material Testing and Special Inspection Services of Field Operations Buildings - West Yard located at Cheyenne Avenue and Buffalo Drive (\$60,186 - Enterprise Fund/Capital Improvement Project Fund) - Ward 4 (Brown)
31. Approval of a Professional Services Agreement with Converse Consultants for material testing and construction inspection services on various projects (\$50,000 - City of Las Vegas Public Works Capital Improvement Project Fund/Regional Transportation Commission) - All Wards
32. Approval of a Designated Services Agreement with Ninyo & Moore for the Geotechnical Evaluation and Phase II Environmental Site Assessment services for the Office District Parking Garage located on 3rd Street between Bonneville Avenue and Garces Avenue (\$58,500 - General Obligation Parking Bonds) - Ward 1 (M. McDonald)

RESOLUTIONS - CONSENT

33. R-18-2003 - Approval of a Resolution Determining the Cost and Directing the Director of Public Works to Prepare the Final Assessment Roll regarding: Special Improvement District No. 1484 - Alta Drive (Rancho Drive to Valley View Boulevard) (\$124,122.91 - Capital Projects Fund/Special Assessments) - Ward 1 (M. McDonald)
34. R-19-2003 - Approval of 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. 1484 - Alta Drive (Rancho Drive to Valley View Boulevard) (\$124,122.91 - Capital Projects Fund/Special Assessments) - Ward 1 (M. McDonald)
35. R-20-2003 - Approval of a Resolution Making Provisional Order and Directing that Notice of Public Hearing thereon be given regarding: Special Improvement District No. 1487 - Jones Boulevard (Beltway to Elkhorn Road) (\$803,944.47 Capital Projects Fund - Special Assessments) - Ward 6 (Mack)
36. R-21-2003 - Approval of a Resolution Disposing of the Protests made at the Hearing on the Provisional Order for Special Improvement District No. 1499 - Alexander Road (US-95 to Rancho Drive) (\$74,652.28 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

37. R-22-2003 - Approval of a Resolution Amending Schedule 28-I to Make Golf Cart Permissible Street Changes - Ward 2 (L. B. McDonald)
38. R-23-2003 - Approval of a Resolution Amending Schedule 29-II, Truck Routes, to Remove Alexander Road from Cimarron Road to Tenaya Way, Tenaya Way from Alexander Road to Craig Road, and Craig Road from Tenaya Way to US 95 - Ward 2 (L.B. McDonald)
39. R-24-2003 - Approval of a Resolution Amending Schedule 25-VII, 25 MPH Truck Speed Limits, to Remove Alexander Road from Cimarron Road to Tenaya Way, Tenaya Way from Alexander Road to Craig Road, and Craig Road from Tenaya Way to US 95 - Ward 2 (L.B. McDonald)
40. R-25-2003 - Approval of a Resolution concerning the City of Las Vegas, Nevada, Special Improvement District No. 809 (Summerlin Area) and the Development and Financing Agreement with the Howard Hughes Corporation - Ward 2 (L.B. McDonald)

REAL ESTATE COMMITTEE - CONSENT

41. Approval authorizing staff to apply for a recreation and Public Purpose Lease from the Bureau of Land Management (BLM) for 5 acres of land commonly known as a portion of Parcel 163-09-201-002 located in the vicinity of Durango Drive and Eldora Avenue to be used as a Metro Substation (\$100 - Public Works/Real Estate/Rental of Land) - County (near Wards 1 and 2 - M. McDonald and L.B. McDonald)
42. Approval of an Interlocal Agreement #108744 with the Las Vegas Valley Water District (LVVWD) for water service to Parcel Number 138-15-201-002 known as the future West Service Center Field Operations Center Buildings located in the vicinity of Peak Drive and Ronemus Drive (\$162,420 - Enterprise Fund/Capital Improvement Projects) - Ward 4 (Brown)
43. Approval of an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a 750 square foot Easement to LVVWD to service a portion of Parcel Number 138-15-201-002 known as the future West Service Center Field Operations Center Buildings located in the vicinity of Peak Drive and Ronemus Drive - Ward 4 (Brown)
44. Approval authorizing staff to enter into negotiations with Woodside Homes to purchase land regarding laying a 96" diameter Effluent Interceptor and Pipe in conjunction with the City's Water Pollution Control Facility located at 6005 East Vegas Drive - County (near Ward 3 - Reese)
45. Approval authorizing staff to enter into negotiations with Paintball Adventure for a proposed outdoor paintball field operation to be located at the southwest corner of Cheyenne Avenue and Tenaya Way - Ward 4 (Brown)
46. Approval of a reallocation of \$24,000 from Community Development Block Grant (CDBG) closed/discontinued projects to purchase and install a modular trailer at 9th and Bridger to provide food storage space for the Jude 22 Senior Food Bank project currently located on the site - Ward 5 (Weekly)
47. Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Duane Liddick for real property known as Parcel Number 138-25-515-003 located at 1513 Laurelhurst Drive Unit 3 for \$65,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

DISCUSSION / ACTION ITEMS**ADMINISTRATIVE - DISCUSSION**

48. Report from the City Manager on emerging issues

ADMINISTRATIVE - DISCUSSION

49. Report on Meadows Village Task Force by Las Vegas Metropolitan Police
50. ABEYANCE ITEM - Report and possible action on the interim solution for veterans' services by the Department of Veterans Affairs
51. Report and possible action on the outcome of the 2002 federal legislative efforts and on the 2003 Federal Legislative Plan and Priorities
52. Report and possible action regarding current City of Las Vegas ordinances and policies concerning regulation of basketball hoops in the Right of Way (ROW)
53. Report and possible action regarding relocation of Choices Group, Inc., currently located at 800 Valley View Boulevard - Ward 1 (M. McDonald)

CITY ATTORNEY - DISCUSSION

54. Discussion and possible action on Appeal of Work Card Denial: Theresa Louise Muaina, 2705 Yardley Way, Las Vegas, Nevada 89102.

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

55. Discussion and possible action regarding Temporary Approval of a new Package Liquor License subject to the provisions of the planning and fire codes and Health Dept. regulations, Triple A Grocers, Inc., dba Liborio Markets, 930 North Lamb Blvd., Enrique J. Alejo, Dir, Pres, 17%, Enrique M. Alejo, Dir, VP, 17%, John Alejo, Dir, VP, Secy, 17%, Antonio C. Alamo, Dir, VP, 24.5%, Antonio T. Alamo, Treas, 24.5% - Ward 3 (Reese)
56. Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Supper Club Liquor License subject to the provisions of the fire codes and Health Dept. regulations, From: Elavie, Inc., dba Elavie (Non-operational), Stavros Kritikos, Dir, 66 2/3%, Nicoletta Messologitis, Dir, Pres, 16 2/3%, Yannis Kontizas, Dir, Treas, 16 2/3%, To: Wild Sage II, LLC, dba Wild Sage, 8991 West Sahara Ave., Laurie J. Kendrick, Mmbr, Mgr, 45.25%, Stanley A. Carroll, Mmbr, 45.25% - Ward 2 (L.B. McDonald)
57. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the planning and fire codes, S & L Black Belt, Inc., dba S & L Black Belt, 8400 Farm Road, Suite 140, Alan W. Schrimpf, Dir, Secy, 50%, Robert T. Labrum, Dir, Pres, 25%, Robert L. Labrum, Dir, Treas, 25% - Ward 6 (Mack)
58. Discussion and possible action regarding Temporary Approval of a new Massage Establishment License subject to the provisions of the planning and fire codes, Xiao P. Wang, LLC, dba Silk Road Massage Center, 2121 South Decatur Blvd., Suite 2, Xiao P. W. Cassidy, Mmbr, 100% - Ward 1 (M. McDonald)

LEISURE SERVICES DEPARTMENT - DISCUSSION

59. ABEYANCE ITEM - Discussion and possible action on naming a park and a baseball complex located at Bonanza Road and Sandhill Road - Ward 3 (Reese)

RESOLUTIONS - DISCUSSION

60. R-26-2003 - Discussion and possible action regarding a Resolution Providing for a Judicial Selection Committee
61. R-27-2003 - Public hearing and possible action regarding a Resolution supporting the intent of the Las Vegas-Clark County Library District to seek Debt Management Commission approval and voter approval of a proposal to issue general obligations and levy a special elective tax for library purposes - All Wards

BOARDS & COMMISSIONS - DISCUSSION

62. ABEYANCE ITEM - PARK & RECREATION ADVISORY COMMISSION – Thomas Pfundstein, Term Expiration 12-11-2002 (Resigned)
63. ABEYANCE ITEM - PARK & RECREATION ADVISORY COMMISSION – Charles D. Musser, Term Expiration 2-20-2003
64. HISTORIC PRESERVATION COMMISSION – Cathy Kelly, Term Expiration 3/6/2003; Janet Ruth White, Term Expiration 3/6/2003; Jerome Helton, Term Expiration 3/8/2003
65. Appointment and Reappointment of Members to the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board

REAL ESTATE COMMITTEE - DISCUSSION

66. Discussion and possible action regarding a Purchase and Sale Agreement between the City of Las Vegas and RLT Corporation for the sale of a 1.1-acre parcel located at the southwestern corner of Wheeler Peak and Martin Luther King Boulevard in the Enterprise Park to develop a 10,000 square foot corporate training center in two phases (Gain of \$258,595 - Industrial Revenue Fund) - Ward 5 (Weekly)

RECOMMENDING COMMITTEE REPORTS - DISCUSSION**BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

67. Bill No. 2003-1 – Requires a separation of one thousand feet between properties where alcoholic beverages are being consumed or possessed in open containers and properties where religious, school, hospital, drug treatment or shelter services are being offered. Proposed by: Mark Vincent, Director of Finance and Business Services
68. Bill No. 2003-2 – Allows the use “Astrologer, Hypnotist, or Psychic Art and Science” as a permitted use in the C-1, C-2, C-M and M Zoning Districts. Proposed by: Robert S. Genzer, Director of Planning and Development
69. Bill No. 2003-3 – Allows mixed-use development in the Downtown Redevelopment Area by means of special use permit. Proposed by: Robert S. Genzer, Director of Planning and Development
70. Bill No. 2003-4 – Establishes standards for outdoor dining in the Downtown Overlay District. Proposed by: Robert S. Genzer, Director of Planning and Development
71. Bill No. 2003-5 – Establishes a process for obtaining a waiver of certain fees related to parade permits. Proposed by: Doug Selby, City Manager
72. Bill No. 2003-6 – Annexation No. A-0035-02 – Property location: Bounded by Grand Teton Drive to the north, Puli Road to the west, Hualapai Way to the east, and Centennial Parkway and the I-215 Beltway to the south; Petitioned by: Southwest Desert Equities, LLC, et al.; Acreage: 1,056.84 acres; Zoned: R-U (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack
73. Bill No. 2003-7 – Annexation No. A-0038-02(A) – Property location: Various locations, generally in the north and west areas of the City; Petitioned by: City of Las Vegas; Acreage: 675.6 acres; Zoned: Various zoning designations. Sponsored by: Councilman Michael Mack

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

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.

- 74. Bill No. 2002-143 – Permits restricted gaming at supper club business establishments. Proposed by Mark Vincent, Director, Finance and Business Services
- 75. Bill No. 2002-145 – Repeals and replaces LVMC Chapter 6.50, relating to liquor control, and revises related zoning provisions. Proposed by: Mark Vincent, Director, Finance and Business Services
- 76. Bill No. 2003-9 – Updates the City's temporary traffic control regulations. Proposed by: Charles Kajkowski, Deputy Director, Department of Public Works
- 77. Bill No. 2003-10 – Updates the provisions of Title 13 that pertain to public improvements, and authorizes the adoption of a fee schedule for public improvement-related work. Proposed by: Charles Kajkowski, Deputy Director, Department of Public Works
- 78. Bill No. 2003-11 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance) Sponsored by: Step Requirement

NEW BILLS

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

- 79. Bill No. 2003-12 – Annexation No. A-0032-02(A) – Property location: On the north side of Donald Nelson Avenue, 340 feet west of Grand Canyon Drive; Petitioned by: El Durango, LLC; Acreage: 7.77 acres; Zoned: R-E (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack
- 80. Bill No. 2003-13 – Annexation No. A-0033-02(A) – Property location: On the south side of Grand Teton Road, 330 feet east of Hualapai Way; Petitioned by: El Durango, LLC; Acreage: 5.18 acres; Zoned: R-E (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack
- 81. Bill No. 2003-14 – Annexation No. A-0034-02(A) – Property location: On the south side of Donald Nelson Avenue, 660 feet east of Grand Canyon Drive; Petitioned by: El Durango, LLC; Acreage: 2.55 acres; Zoned: R-E (County zoning), U (ML) (City equivalent). Sponsored by: Councilman Michael Mack
- 82. Bill No. 2003-15 – Annexation No. A-0037-02(A) – Property location: On the east side of Rio Vista Street, 170 feet north of Ann Road; Petitioned by: Judie Collins and Bruce Warburton, et al.; Acreage: 7.52 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Michael Mack
- 83. Bill No. 2003-16 – Annexation No. A-0041-02(A) – Property location: On the southeast corner of Cimarron Road and Racel Street; Petitioned by: Kimball T. Stratton; Acreage: 15.04 acres; Zoned: R-A and R-E (County zoning), to R-A and R-E (City equivalents). Sponsored by: Councilman Michael Mack
- 84. Bill No. 2003-17 – Authorizes the City to impose minimum landscaping requirements on multifamily developments that were approved before minimum requirements were established. Sponsored by: Councilman Michael J. McDonald
- 85. Bill No. 2003-18 – Ordinance Creating Special Improvement District No. 1499 - Alexander Road (US-95 to Rancho Drive) Sponsored by: Step Requirement

NEW BILLS

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

86. Bill No. 2003-19 – Updates the description of the City's ward boundaries. Proposed by: Barbara Jo Ronemus, City Clerk

1:00 P.M. - AFTERNOON SESSION

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

PUBLIC HEARINGS - DISCUSSION

88. Public hearing on local improvement district regarding: Special Improvement District No. 1479 – Mayfair Area (\$70,328.08 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
89. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 5417 Burntwood Way. PROPERTY OWNER: EDMUND B. AND DENISE S. HO - Ward 5 (Weekly)
90. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 2016 E. St. Louis Avenue. PROPERTY OWNER: JORGE MURILLO AND SONIA CHAVEZ - Ward 3 (Reese)
91. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 104 Sacramento Drive. PROPERTY OWNER: VALENTIN HERNANDEZ AND AURELIA ESQUIVEL - Ward 3 (Reese)

PLANNING & DEVELOPMENT DEPARTMENT

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

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

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

92. EXTENSION OF TIME - REZONING - EOT-1287 - MADRE MESA - Request for an Extension of Time on an approved Rezoning (Z-0079-00) FROM: R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 3.05 acres adjacent to the southeast corner of Washington Avenue and Pecos Road (APN: 140-30-301-001), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

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

93. **EXTENSION OF TIME - REZONING - EOT-1314 - CLARENCE BOTT ON BEHALF OF DISTINCTIVE HOMES** - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0079-98) FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) of 16.19 Acres on the south side of Tropical Parkway, approximately 220 feet east of Jones Boulevard (APNs: 125-25-301-004 and 005), [PROPOSED USE: 37 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION], and a Reinstatement and Extension of Time on an approved Rezoning (Z-0057-99) from U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units per Acre) on 0.92 Acres at 5834 Rowland Avenue (APN: 125-25-301-005), PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. **EXTENSION OF TIME - REZONING - EOT-1332 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS** - Request for a Reinstatement and Extension of Time of an approved Rezoning (Z-0084-99) FROM: R-E (Residence Estates) Zone TO: C-M (Commercial/Industrial) Zone on 1.73 acres adjacent to the south side of Bonanza Road, approximately 125 feet east of Clarkway Drive (APN: 139-28-401-011 and 012), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

95. **ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL
96. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1318 - PECCOLE NEVADA CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED RETAIL ADDITION to the Fort Apache Commons Shopping Center on a portion of 8.76 acres located at the southwest corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL
97. **ABEYANCE ITEM - MASTER SIGN PLAN - PUBLIC HEARING - MSP-1194 - HEYER LIVING TRUST 1996 ON BEHALF OF TERRIBLE HERBST** - Request for a Master Sign Plan FOR A PROPOSED CONVENIENCE STORE, GAS CANOPY AND CAR WASH on 4.65 acres located at 2401 West Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (2-2-1 vote on a motion for approval) has NO RECOMMENDATION. Staff recommends APPROVAL
98. **STREET NAME CHANGE - PUBLIC HEARING - SNC-1282 - WOODSIDE TALAVERDE LIMITED LIABILITY COMPANY** - Request for a Street Name Change FROM: Torn Moccasin Street TO: Corsicana Street; FROM: Old Leather Avenue TO: Kingsland Avenue; and FROM: Knife Wing Street TO: Marble Falls Street on property generally located at the southwest corner of Mountain Shadow Road and Vista Run Drive, Ward 2 (L.B. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
99. **ABEYANCE ITEM - VACATION - PUBLIC HEARING - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES** - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

100. ABEYANCE ITEM - VACATION - PUBLIC HEARING - VAC-1197 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Petition to vacate U. S. Government Patents generally located at the northeast corner of Rome Boulevard and Fort Apache Road, Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL
101. VACATION - PUBLIC HEARING - VAC-1284 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST - Petition to vacate U.S. Government Patent Easements generally located adjacent to the southeast corner of El Capitan Way and Centennial Parkway, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
102. VACATION - PUBLIC HEARING - VAC-1329 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME - Petition to Vacate a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard, Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL
103. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-1121 - PETE K. LEHR - Request for a Variance TO ALLOW AN EXISTING DETACHED GARAGE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING WHERE A DETACHED ACCESSORY STRUCTURE IS NOT PERMITTED AND TO BE SET BACK 3 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED AND 3 FEET 10 INCHES FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM REQUIRED at 400 Princeton Street (APN: 138-25-713-118), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend DENIAL
104. VARIANCE - PUBLIC HEARING - VAR-1277 - PETER ELIADES - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (SEXUALLY ORIENTED BUSINESS) on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
105. VARIANCE RELATED TO VAR-1277 - PUBLIC HEARING - VAR-1276 - PETER ELIADES - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED on property located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
106. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1277 AND VAR-1276 - PUBLIC HEARING - SDR-1278 - PETER ELIADES - Request for a Site Development Plan Review and a Waiver of the Landscape Requirements FOR A PROPOSED RESTROOM AND EMPLOYEE DRESSING ROOM EXPANSION on a portion of 1.63 acres located at 1531 Las Vegas Boulevard South (APN: 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. VARIANCE - PUBLIC HEARING - VAR-1330 - SALLIE FULLER - Request for a Variance TO ALLOW A FIVE-FOOT TALL OPEN WROUGHT IRON FENCE IN THE FRONT YARD SETBACK WHERE A FOUR-FOOT TALL FENCE WITH THE TOP TWO VERTICAL FEET, FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 0.13 acres at 1424 Balzar Avenue (APN: 139-21-510-297), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
108. VARIANCE - PUBLIC HEARING - VAR-1337 - ANDREW FONFA - Request for a Variance TO ALLOW A ZERO-FOOT SIDE SETBACK WHERE TEN FOOT IS THE MINIMUM REQUIRED for a proposed restaurant with drive-through on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend DENIAL
109. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1337 - PUBLIC HEARING - SDR-1338 - ANDREW FONFA - Request for a Site Development Plan Review and a Reduction of the Perimeter Landscape Requirement FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH (DOMINO'S PIZZA) on 0.73 acres adjacent to the south side of Sahara Avenue, approximately 160 feet east of Valley View Boulevard (APN: 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

110. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1164 - BOCA PARK PARCELS, LIMITED LIABILITY COMPANY ON BEHALF OF HIGCO - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE 1500 FOOT SEPARATION RADIUS REQUIREMENT BETWEEN TAVERNS, located at 8820 W. Charleston Blvd. (APN: 138-32-412-027), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald). The Planning Commission (4-1 vote) and staff recommend APPROVAL
111. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1178 - MATRIX CONSTRUCTION - Request for a Special Use Permit for PRIVATE STREETS WITHIN A PROPOSED 20-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
112. VACATION RELATED TO SUP-1178 - PUBLIC HEARING - VAC-1177 - MATRIX CONSTRUCTION - Petition to vacate a portion of the southern 50 feet of Iron Mountain Road, generally located between Conough Lane and Buffalo Drive, and a portion of the eastern 30 feet of Conough Lane between Iron Mountain Road and Maggie Street, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
113. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1335 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS - Request for a Special Use Permit FOR MANUFACTURING OF CONSTRUCTION EQUIPMENT on 1.73 acres located at 1821 & 1825 West Bonanza Road (APN: 139-28-401-011, 012, 013), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
114. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1335 - PUBLIC HEARING - SDR-1334 - DFA, LIMITED LIABILITY COMPANY ON BEHALF OF AHERN RENTALS - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED MANUFACTURING AND PARTS WAREHOUSE on 5.2 acres located at 1721, 1821, and 1825 West Bonanza Road (APN: 139-28-401-010 through 015), R-E (Residence Estates) Zone under Resolution of Intent to C-M (Commercial/Industrial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
115. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1403 - NEVADA HOMES GROUP - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
116. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-1403 - PUBLIC HEARING - SDR-1402 - NEVADA HOMES GROUP - Request for a Site Development Plan Review FOR A CHURCH/HOUSE OF WORSHIP on 1.67 acres located on the southwest corner of Shadow Mountain Place and Lake Mead Boulevard (APNs: 138-24-304-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
117. REZONING - PUBLIC HEARING - ZON-1260 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) of 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

118. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1260 - PUBLIC HEARING - SDR-1262 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review for a proposed 77-LOT SINGLE FAMILY DETACHED SUBDIVISION on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

119. REZONING - PUBLIC HEARING - ZON-1323 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

120. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1323 - PUBLIC HEARING - SDR-1324 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP - Request for a Site Development Plan Review FOR A 14 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 1.91 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN: 138-09-601-009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

121. VACATION RELATED TO ZON-1323 AND SDR-1324 - PUBLIC HEARING - VAC-1320 - DEBBANE BOULOS, ET AL ON BEHALF OF NEVADA HOMES GROUP - Petition to Vacate a portion of Ahey Road generally located west of Buffalo Drive, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

122. VACATION RELATED TO ZON-1323, SDR-1324 AND VAC-1320 - PUBLIC HEARING - VAC-1321 - NEVADA HOMES GROUP - Petition to Vacate a portion of Ahey Road and Gowan Road, generally located west of Buffalo Drive, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

123. REZONING - PUBLIC HEARING - ZON-1339 - PARDEE HOMES OF NEVADA, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-003, 004, and 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

124. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1339 - PUBLIC HEARING - SDR-1336 - PARDEE HOMES OF NEVADA, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 66 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APNs: 125-19-501-001 through 005), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

125. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1398 - CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 1.60 acres located on the west side of Lamb Boulevard approximately 750 feet south of Washington Avenue (APN: 140-30-701-013 and 140-30-701-014), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

127. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1292 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.09 acres adjacent to west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
128. REZONING RELATED TO GPA-1292 - PUBLIC HEARING - ZON-1291 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units per Acre) on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), PROPOSED USE: APARTMENT COMPLEX, Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
129. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1292 AND ZON-1291 - PUBLIC HEARING - SDR-1289 - DAYBREAK CHRISTIAN FELLOWSHIP, INC. - Request for a Site Development Plan Review FOR A PROPOSED APARTMENT COMPLEX on 4.09 acres adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD12 (Residential Planned Development - 12 Units per Acre)], Ward 1 (M. McDonald). The Planning Commission (6-1 vote) and staff recommend APPROVAL
130. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1333 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (Service Commercial) TO: MLA (Medium-Low Attached Density Residential) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), Ward 2 (L.B. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
131. REZONING RELATED TO GPA-1333 - PUBLIC HEARING - ZON-1340 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 2 (L.B. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
132. VARIANCE RELATED TO GPA-1333 AND ZON-1340 - PUBLIC HEARING - VAR-1342 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Variance TO ALLOW 0.79 ACRES OF OPEN SPACE WHERE 2.72 ACRES ARE REQUIRED on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre)], Ward 2 (L.B. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
133. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1333, ZON-1340 AND VAR-1342 - PUBLIC HEARING - SDR-1341 - RESORTS AT QUEENSRIDGE, LIMITED LIABILITY COMPANY ON BEHALF OF CRESTDALE ASSOCIATES - Request for a Site Development Plan Review FOR A PROPOSED 166 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.87 acres on the south side of Alta Drive approximately 2,100 feet west of Rampart Boulevard (APN: 138-31-610-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: R-PD10 (Residential Planned Development - 10 Units per Acre)], Ward 2 (L.B. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
134. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

ADDENDUM**CITIZENS PARTICIPATION**

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

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

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizen Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

Exhibit "B"

(Attach Affidavit of Publication of Notice of Hearing)

RECEIVED
CITY CLERK

2003 MAR 13 A 11:04

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
2625216

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 3 edition(s) of said newspaper issued from 02/14/2003 to 03/03/2003, on the following days: FEB. 14, 21, MARCH 3, 2003

Signed: _____

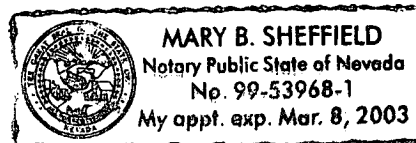
Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

3

day of March 2003

Notary Public

*Mary B. Sheffield***PLEASE SEE ATTACHED**

**NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS
WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA**

SPECIAL IMPROVEMENT DISTRICT NO. 1487 - Jones Boulevard (Beltway to Elkhorn Road)

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1487 - Jones Boulevard (Beltway to Elkhorn Road) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) of the County of Clark, in the State of Nevada, has provisionally ordered the acquisition of a Sewer Project, Street Project and a Water Project (collectively, the "Project") as more particularly described as follows:

Jones Boulevard (BOTH SIDES) - from the centerline of the Beltway north along Jones Boulevard to the centerline of Elkhorn Road (100-foot right-of-way).

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 in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Jones Boulevard will consist of the grading, regrading, graveling, and asphalt paving as necessary for at least four (4) travel lanes, a two-way center left turn lane with raised medians at the signalized or future signalized intersections, "L" type curb and gutter, sidewalks, drainage facilities, commercial or residential driveway approaches and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. At the request of the owners of property in the District (filed with the office of the Special Improvement District prior to Friday, January 31, 2003) water and sewer laterals will be installed from the existing or proposed main lines in Jones Boulevard to such property. Sewer lines within the District are owned and maintained by the City. The City will require that properties connecting to the sewer line pay a connection fee and be annexed to the City at the time of hookup. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 803,944.47	\$ 5,626,650.53	\$ 6,430,595

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); provided, however, that 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 assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide street pavement section, curb and gutter, sidewalks, driveway approaches and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat including a tabulation of parcels or preliminary assessment roll; a preliminary estimate of the total cost, a description of the lots, tracts and parcels of land to be assessed and the portion of the cost to be assessed thereagainst, and the amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises, are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada, and can be seen and examined by any property owner, or other interested persons, during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All persons interested are hereby referred to the preliminary plans and specifications which relate to the details of the Project.

On Wednesday, March 5, 2003, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any person interested. The owners of the property to be assessed, or any other person interested, therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment therefor, 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.

The City Council requests that any property owner or interested person wishing to make protest or objection, make such protest or objection in writing at the office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, February 28, 2003. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (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 271.315.

The City Council of the City of Las Vegas has determined that one-half or more of the total cost of each of the improvements in the District shall be paid with monies derived from other than the levy of special assessments and accordingly may take advantage of the exception stated in paragraph (a) of subsection (2) of NRS 271.306, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for the doing of such work and the furnishing of all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

City of Las Vegas

Agenda Item No. 83

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

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

Public Hearing on proposed local improvement district for Special Improvement District No. 1487 - Jones Boulevard (Beltway to Elkhorn Road) (\$803,944.47 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$803,944.47☐**Budget Funds Available****Dept./Division:** Public Works/SID☒**Augmentation Required****Funding Source:** Capital Projects Fund - Special Assessments**PURPOSE/BACKGROUND:**

The construction and installation of pavement, "L" type curb and gutter, sidewalk, driveway approaches, water laterals and mains, sewer laterals and streetlights along City and County parcels. The County parcels are being included in the City's SID pursuant to the Interlocal approved at the 12/18/02 City Council meeting. Costs will be recovered over a 10-year period in accordance with the Provisional Order approved by City Council on the 5th day of February, 2003.

RECOMMENDATION:

Public Hearing only; no action required.

BACKUP DOCUMENTATION:

1. Public hearing notice
2. Support letter from Integrity Engineering on behalf of the Roman Catholic Bishop of Reno
3. Protest letters from Danny and Vikki Riddle, Verna Sells, Marilyn and Kevin Butts and Nancy and Cal Baird
4. Submitted after final agenda – Letters from Jim and Verna Sells and Danny and Vikki Riddle

MOTION:

None required. The public hearing was held.

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

DICK GOECKE, Director, Public Works Department, explained that this Jones Boulevard project from the Beltway and Elkhorn Road is yet to be constructed. The Special Improvement District (SID) consists of sidewalks, streetlights, curb, gutters, and some roadway segments. The total project cost is \$5,099,711 of which the SID cost is \$619,710.

After the determination of the actual cost of the project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also 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 bonds are not sold for the District, the City Council shall by resolution establish the rate of interest on unpaid and deferred installments of assessments.

Pursuant to NRS 271.357 and NRS 271.360, 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. Any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof. A person desiring to apply for a Hardship Determination shall file an application no later than Friday, February 28, 2003, with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City, Nevada, and dated this February 5, 2003:

/s/ Barbara Jo Ronemus

BARBARA JO RONEMUS, City Clerk

PUB: February 14/21, March 3, 2003 LV Review Journal

**Agenda Item No. 83**

CITY COUNCIL MEETING OF MARCH 5, 2003

Finance and Business Services

Item 83 – Public Hearing regarding Special Improvement District No. 1487

MINUTES – Continued:

TONY FREGGIARO, Roman Catholic Diocese of Las Vegas, indicated that they are the major property owners in the area, at the southeast corner of Elkhorn Road and Jones Boulevard. They support the proposed project, but asked that the City Council direct staff to work with the Diocese to eliminate the sidewalk along their frontage. They are in the process of doing a master plan. They own 55 acres and most likely will retain 20 for a future facility and probably market the additional 35 acres. They want to work with staff to get adequate water and sewer stubs for commercial and/or residential development.

COUNCILMAN MACK verified with MR. GOECKE that Rome Boulevard would be included in the SID.

No one appeared in opposition

There was no further discussion

MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:57 – 2:01)

3-1954

Exhibit "C"

(Attach minutes of public hearing on March 5, 2003)

STATE OF NEVADA)
) ss.
 CITY OF LAS VEGAS)

AFFIDAVIT OF MAILING
NOTICE OF HEARING

Barbara Jo Ronemus does hereby swear, upon oath according to law:

1. I am and at all times hereinafter mentioned was the duly qualified and sworn City Clerk of the City of Las Vegas, Nevada.

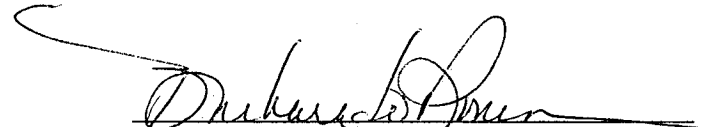
2. I mailed or caused to be mailed a notice entitled "NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1487 - JONES BOULEVARD (BELTWAY TO ELKHORN ROAD)" by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on February 13th, 2003, being at least twenty (20) days prior to the hearing, on March 5, 2003, 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.

3. A list of said owners and their addresses is hereto attached, marked Exhibit A 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 "Preliminary Assessment Roll".

4. There is attached hereto, marked Exhibit B and made a part hereof, a full, true and correct copy of the notice as mailed as herein described.

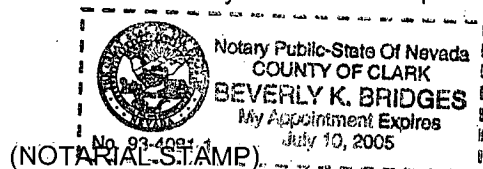
5. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

Further Affiant sayeth naught.


 BARBARA JO RONEMUS, City Clerk

SUBSCRIBED and SWORN to before me in the City of Las Vegas, Nevada, this March 22, 2003.

My commission expires 7-10-2005



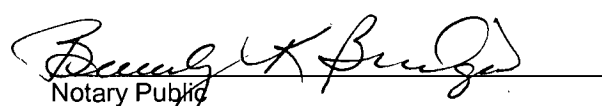

 Notary Public

EXHIBIT "A"

(Attach List of Property Owners with Their Addresses)

City of Las Vegas
 ** ASSESSMENT ROLL **
 Special Improvement District No. 1487
 Jones Boulevard
 Clark County

Page 1
 Date 01/29/03 11:37a

PRELIMINARY ESTIMATE

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX BENEFIT	ASSESSMENT TOTAL
125-23-502-008	DOC: 19890210:00591 DATE: 02/10/89 PARCEL MAP FILE 57 PAGE 74 LOT 2	HANLEY, MICHAEL & SHARON 161 E HICKORY ST PAHRUMP NV 89048-9100	100000.00	17800.00	15489.12
125-23-502-013	DOC: 19950620:01437 DATE: 06/20/95 PT NE4 NE4 SEC 23 19 60	RIDDLE, DANNY & VIKKI REV LIV TR RIDDLE DANNY M & VIKKI F TRS 6060 WITTIG AVE LAS VEGAS NV 89131-3014	200000.00	19500.00	16927.33
125-23-505-007	DOC: 0840:0799791 DATE: 01/27/78 PARCEL MAP FILE 71 PAGE 22 LOT 1	SELLS, JIM F & VERNA G 6065 WITTIG AVE LAS VEGAS NV 89131-3013	225320.00	19500.00	16927.33
125-23-505-010	DOC: 19930623:00162 DATE: 06/23/93 PARCEL MAP FILE 54 PAGE 19 LOT 1	BAIRD, CARROLL E JR & NANCY A 7043 N JONES BLVD LAS VEGAS NV 89131-2824	142750.00	18000.00	15678.36
125-23-505-011	DOC: 20010820:00233 DATE: 08/20/01 PARCEL MAP FILE 54 PAGE 19 LOT 2	BUTTS, MARILYN J FAMILY TRUST BUTTS MARILYN J TRS 6024 DORRELL LN. LAS VEGAS NV 89131-3008	200770.00	10600.00	9182.80
125-23-601-012	DOC: 19930615:01308 DATE: 06/15/93 PT SE4 NE4 SEC 23 19 60	JOHNSON, CECIL M & IRENE M 6901 N JONES BLVD LAS VEGAS NV 89131-2826	330000.00	35600.00	30978.14

City of Las Vegas
** ASSESSMENT ROLL **
Special Improvement District No. 1487
Jones Boulevard
Clark County

Page 2
Date 01/29/03 11:37a

PRELIMINARY ESTIMATE

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX BENEFIT	ASSESSMENT TOTAL
125-23-601-020	DOC: 19890720:00219 DATE: 07/20/89 PT SEC 23 19 60 PARCEL MAP FILE 78 PAGE 2 LOT 4	JOHNSON, CECIL M 6901 N JONES BLVD LAS VEGAS NV 89131-2826	165000.00	19500.00	16927.33
125-23-601-024	DOC: 19910221:00797 DATE: 02/21/91 PT SE4 NE4 SEC 23 19 60	JOHNSON, CECIL M & IRENE M 6901 N JONES BLVD LAS VEGAS NV 89131-2826	1075450.00	93300.00	81112.36
125-23-703-005	DOC: 19961018:01576 DATE: 10/18/96 PT NE4 SE4 SEC 23 19 60	PALM MORTUARY INC 1325 N MAIN ST LAS VEGAS NV 89101-1018	4206120.00	245800.00	213696.56
125-24-101-001	DOC: 999999:9999999 DATE: / / PT SEC 24 19 60 SURVEY FILE 52 PAGE 70 LOT 94	CHURCH, ROMAN CATHOLIC RENO TRS %ACCT DEPT P O BOX 18316 LAS VEGAS NV 89114-8316	3278700.00	163600.00	142278.22
125-24-201-001	DOC: 297:0240626 DATE: 05/12/61 PT SEC 24 19 60 SURVEY FILE 52 PAGE 70 LOT 95	LAWTON MARIE D BENEFIT TRUST CHURCH ROMAN CATHOLIC RENO TRS %ACCT DEPT P O BOX 18316 LAS VEGAS NV 89114-8316	1721620.00	85400.00	74236.94

City of Las Vegas
** ASSESSMENT ROLL **
Special Improvement District No. 1487
Jones Boulevard
Clark County

Page 3
Date 01/29/03 11:37a

PRELIMINARY ESTIMATE

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX BENEFIT	ASSESSMENT TOTAL
125-24-201-002	DOC: 20020206:01915 DATE: 02/06/02 PT SEC 24 19 60 PARCEL MAP FILE 67 PAGE 22 LOT 1	FIEL 1999 TRUST FIEL JOHN R TRS 2929 BILLY CASPER DR LAS VEGAS NV 89134-8943	795600.00	80300.00	69811.48
125-24-301-001	DOC: 20020307:01119 DATE: 03/07/02 PT SEC 24 19 60 SURVEY FILE 52 PAGE 70 LOT 141	K K A Z L L C %K FATHIE 10 CASCADE CREEK LN LAS VEGAS NV 89113-1246	70000.00	16500.00	14382.72
125-24-302-001	DOC: 20020730:02906 DATE: 07/30/02 PT SEC 24 19 60 SURVEY FILE 52 PAGE 70 LOT 152	POOLE, ROBERT E & JOAN Z 5961 MELLO AVE LAS VEGAS NV 89131-2926	144720.00	19200.00	16725.58
125-24-302-014	DOC: 19990722:00954 DATE: 07/22/99 PT SEC 24 19 60 SURVEY FILE 52 PAGE 70 LOT 160	JONES, BELTWAY L L C 78 MYRTLE BEACH HENDERSON NV 89074-6244	877500.00	80000.00	69590.20
** REPORT TOTALS					803944.47

EXHIBIT "B"

(Attach Notice of Hearing as Mailed)

NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN
THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT
DISTRICT NO. 1487 – JONES BOULEVARD (BELTWAY TO ELKHORN ROAD)

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1487 – Jones Boulevard (Beltway to Elkhorn Road) (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) of the County of Clark in the State of Nevada, has provisionally ordered the acquisition of a Sewer Project, Street Project and a Water Project (collectively, the "Project") as more particularly described as follows:

Jones Boulevard (BOTH SIDES) - from the centerline of the Beltway north along Jones Boulevard to the centerline of Elkhorn Road (100-foot right-of-way).

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 in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Jones Boulevard will consist of the grading, regrading, graveling, and asphalt paving as necessary for at least four (4) travel lanes, a two-way center left turn lane with raised medians at the signalized or future signalized intersections, "L" type curb and gutter, sidewalks, drainage facilities, commercial or residential driveway approaches and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. At the request of the owners of property in the District (filed with the office of the Special Improvement District prior to Friday, January 31, 2003) water and sewer laterals will be installed from the existing or proposed main lines in Jones Boulevard to such property. Sewer lines within the District are owned and maintained by the City. The City will require that properties connecting to the sewer line pay a connection fee and be annexed to the City at the time of hookup. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 803,944.47	\$ 5,626,650.53	\$ 6,430,595

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); provided, however, that 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 assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide street pavement section, curb and gutter, sidewalks, driveway approaches and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat including a tabulation of parcels or preliminary assessment roll; a preliminary estimate of the total cost, a description of the lots, tracts and parcels of land to be assessed and the portion of the cost to be assessed thereagainst, and the amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises, are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 400 Stewart Avenue, Las Vegas, Nevada, and can be seen and examined by any property owner, or other interested persons, during regular business hours, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All persons interested are hereby referred to the preliminary plans and specifications which relate to the details of the Project.

On Wednesday, March 5, 2003, at 1:00 p.m., in the City Council Chambers at 400 Stewart Avenue, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any person interested. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment therefor, 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.

The City Council requests that any property owner or interested person wishing to make protest or objection, make such protest or objection in writing at the office of the City Clerk at least three (3) days before the time set for such hearing, i.e., on or before Friday, February 28, 2003. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (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 271.315.

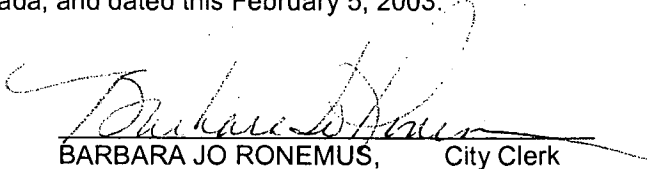
The City Council of the City of Las Vegas has determined that one-half or more of the total cost of each of the improvements in the District shall be paid with monies derived from other than the levy of special assessments and accordingly may take advantage of the exception stated in paragraph (a) of subsection (2) of NRS 271.306, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for the doing of such work and the furnishing of all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also 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 bonds are not sold for the District, the City Council shall by resolution establish the rate of interest on unpaid and deferred installments of assessments.

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By order of the City Council of the City, Nevada, and dated this February 5, 2003.


BARBARA JO RONEUMUS, City Clerk