

Summary - A resolution authorizing the issuance and sale of economic development revenue bonds for The Andre Agassi Charitable Foundation

RESOLUTION NO. R-81-2003

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF LAS VEGAS, NEVADA VARIABLE RATE DEMAND ECONOMIC DEVELOPMENT REVENUE BONDS (THE ANDRE AGASSI CHARITABLE FOUNDATION PROJECT) SERIES 2003 TO FINANCE THE COSTS OF CERTAIN FACILITIES FOR THE ANDRE AGASSI CHARITABLE FOUNDATION; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A LOAN AGREEMENT, INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, CLOSING DOCUMENTS AND SUCH BONDS IN CONNECTION THEREWITH; MAKING DETERMINATIONS AND FINDINGS AS TO OTHER MATTERS RELATED TO SUCH FINANCING; MAKING FINDINGS AS TO THE CITY OWNED LAND WHICH IS A SITE OF THE PROJECT AND APPROVING A LEASEHOLD MORTGAGE THEREON; AND REPEALING ANY ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH.

WHEREAS, the City of Las Vegas, Nevada (the "City") is authorized under the City Economic Development Revenue Bond Law, NRS 268.512 through 268.568, inclusive (the "Act"), to issue bonds for the purpose of financing projects for corporations for public benefit and as further described in NRS 268.522; and

WHEREAS, the Act further authorizes the City to issue its revenue bonds for the purpose of defraying the cost of financing and refinancing any project and all incidental expenses incurred in connection with the issuance of such bonds, to enter into financing agreements with others for the purpose of providing revenues to pay the bonds authorized to be issued under the Act and upon such terms and conditions as the City Council of the City (the "City Council") may deem advisable, and to secure the payment of the principal of, premium, if any, and interest on such bonds as provided in the Act; and

WHEREAS, The Andre Agassi Charitable Foundation, an Ohio nonprofit corporation and a corporation for public benefit as defined in NRS 268.5165 (the "Foundation"), has requested the City to issue its revenue bonds pursuant to the Act to assist in the financing of (a) the construction of buildings to be located on land leased from the City by The Charter School Development Foundation (the "Owner"), a corporation for public benefit as defined in NRS 268.5165, the acquisition and installation of personal property and facilities in such

building and on such land and the acquisition and construction of additions and improvements to an existing building located on such land (collectively, the "Improvement Project") and (b) the refinancing of outstanding indebtedness of the Foundation originally incurred in connection with the acquisition and construction of a building (the "Child Haven Building") and such existing building (the "Refinancing Project" and together with the Improvement Project the "Project"); and

WHEREAS, the Improvement Project and the existing building financed by the indebtedness to be refinanced will be or are owned by the Owner and used by the Andre Agassi College Preparatory Academy as a coeducational elementary and middle charter school (the "School"); and

WHEREAS, the Child Haven Building is owned by The Childrens Service Guild of Southern Nevada, a corporation for public benefit as defined in NRS 268.5165, and used as a children's special needs facility; and

WHEREAS, pursuant to and in accordance with the Act, the City proposes to make a loan to the Foundation pursuant to a Loan Agreement dated as of June 1, 2003 (the "Loan Agreement") among the City, the Foundation and the Owner to finance the Project, and certain costs of issuance associated therewith, and to fund such loan the City has agreed to issue its City of Las Vegas, Nevada Variable Rate Demand Economic Development Revenue Bonds (The Andre Agassi Charitable Foundation Project) Series 2003 in the aggregate principal amount of \$13,430,000 (the "Bonds") pursuant to an Indenture of Trust dated as of June 1, 2003 (the "Indenture") between the City and BNY Western Trust Company, as Trustee (the "Trustee"); and

WHEREAS, the payment of the principal of and interest on, and the purchase price of, the Bonds shall be supported by an irrevocable transferable direct pay letter of credit (the "Letter of Credit") to be issued by Allied Irish Banks, plc, acting through its New York Branch (the "Bank"); and

WHEREAS, the issuance of the Bonds by the City to finance the cost of the Project will enable or assist the Foundation and the Owner to fulfill their mission to provide a coeducational elementary and middle charter school; and

WHEREAS, there have been presented to the City Council (i) the proposed form of the Loan Agreement, including, as Exhibit D thereto, the proposed form of the promissory note (the "Note") of the Foundation, (ii) the proposed form of the Indenture, (iii) the proposed form of the Bond Purchase Agreement to be dated the date of the sale of the Bonds (the "Purchase Contract") among the City, the Foundation, the Owner and Zions First National Bank (the "Underwriter"), (iv) the proposed form of the Official Statement (the "Official Statement") relating to the Bonds and (v) the proposed form of the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the City Council and the officers, employees and agents of the City directed toward the financing of the cost of the Project and the issuance and sale of the Bonds therefor be, and the same is hereby, ratified, approved and confirmed.

Section 2. The City shall finance the cost of the Project by loaning the proceeds of the Bonds to the Foundation in accordance with the provisions of the Loan Agreement.

Section 3. To defray the cost of the Project (including certain incidental expenses incurred in issuing the Bonds), there is hereby authorized and created an issue of economic development revenue bonds designated "City of Las Vegas, Nevada Variable Rate Demand Economic Development Revenue Bonds (The Andre Agassi Charitable Foundation Project) Series 2003" in the aggregate principal amount of \$13,430,000. The Bonds are issuable as fully registered bonds in the denomination of \$100,000 and any integral multiple of \$5,000 in excess thereof while bearing interest at the Weekly Interest Rate (as defined in the Indenture) and in denominations of \$5,000 and any integral multiple thereof while bearing interest at the Fixed Interest Rate (as defined in the Indenture). The Bonds shall be dated as provided in the Indenture and shall bear interest from such date payable on each Interest Payment Date, as defined in the Indenture.

From the date of their initial delivery through the next succeeding Wednesday, the interest rate on the Bonds shall be that rate per annum as shall be established in the Indenture. Thereafter, except as provided in the Indenture, the Bonds shall bear interest at the Weekly Interest Rate. On any Interest Period Reset Date (as defined in the Indenture) on or after

September 1, 2003, the interest rate on the Bonds may be converted to the Fixed Interest Rate (as defined in the Indenture) upon written direction from the Foundation, in the manner provided in the Indenture and determined by the Remarketing Agent, initially Zions First National Bank, according to the standards and procedures set forth in the Indenture.

Notwithstanding the foregoing, the rate of interest on the Bonds shall not at any time exceed 12% per annum. The Bonds shall mature on June 1, 2028. The Bonds shall be payable, shall be subject to redemption and purchase prior to maturity and shall be in substantially the form provided in the Indenture. Pursuant to the Purchase Contract, the Bonds shall be sold at a negotiated sale to the Underwriter at the purchase price equal to 98.75% of the principal amount thereof.

Section 4. The following determinations and findings are hereby made in accordance with Sections 268.548, 268.550 and 268.558 of the Act:

(a) The maximum amount reasonably anticipated to be necessary in each year to pay the principal of and the interest on the Bonds is as follows:

Annual Period to and Including June 1	Maximum Interest for Such Period	Principal to be Retired in Such Period	Maximum Annual Debt Service Requirement
2004	\$1,593,987*	\$ -0-	\$1,593,987*
2005	1,611,600	-0-	1,611,600
2006	1,611,600	-0-	1,611,600
2007	1,611,600	-0-	1,611,600
2008	1,611,600	-0-	1,611,600
2009	1,611,600	-0-	1,611,600
2010	1,611,600	-0-	1,611,600
2011	1,611,600	-0-	1,611,600
2012	1,611,600	-0-	1,611,600
2013	1,611,600	-0-	1,611,600
2014	1,611,600	-0-	1,611,600
2015	1,611,600	-0-	1,611,600
2016	1,611,600	-0-	1,611,600
2017	1,611,600	-0-	1,611,600
2018	1,611,600	-0-	1,611,600
2019	1,611,600	-0-	1,611,600
2020	1,611,600	-0-	1,611,600
2021	1,611,600	-0-	1,611,600
2022	1,611,600	-0-	1,611,600
2023	1,611,600	-0-	1,611,600
2024	1,611,600	-0-	1,611,600
2025	1,611,600	-0-	1,611,600
2026	1,611,600	-0-	1,611,600
2027	1,611,600	-0-	1,611,600
2028	1,611,600	13,430,000	15,041,600

* Assumes the Bonds are issued on June 5, 2003.

(b) No reserve fund has been established nor is proposed to be established for the retirement of the Bonds or the maintenance of the School and accordingly it shall not be necessary to pay amounts into any such reserve fund.

(c) The terms under which the Project is to be financed provide that the Owner shall maintain the School and carry all proper insurance with respect thereto.

(d) The revenues payable under the Loan Agreement and the Note are sufficient to pay, in addition to all other requirements of the Loan Agreement and this resolution, all sums referred to in paragraphs (a) and (c) of this Section.

(e) The School is located on land owned by the City. Such land is no longer necessary for other purposes of the City.

Section 5. The forms, terms and provisions of the Loan Agreement, the Note, the Indenture, the Letter of Credit and the Purchase Contract be and they hereby are approved, and the City shall enter into the Loan Agreement, the Indenture and the Purchase Contract in the form of each of such documents presented to the City Council at this meeting, with only such changes therein as are not inconsistent herewith; and the Mayor is hereby authorized to execute and deliver the Loan Agreement and the Indenture and the City Clerk and any Deputy City Clerk of the City are each hereby authorized to affix the City seal to and to attest the Loan Agreement and the Indenture. The Mayor and the City Clerk and any Deputy City Clerk of the City are each hereby authorized to execute and deliver the Purchase Contract. The City shall assign the Note to the Trustee and the Mayor and the City Clerk and any Deputy City Clerk of the City are each hereby authorized to execute the assignment form on the Note.

Section 6. The form, terms and provisions of the Bonds, in the form contained in the Indenture, be and they hereby are approved, with only such changes therein as are not inconsistent herewith, and the Mayor and the City Clerk of the City are each hereby authorized to execute the Bonds, by manual or facsimile signature, and each is authorized to deliver the Bonds, and the seal of the City, or a facsimile thereof, is hereby authorized to be affixed to the Bonds.

Section 7. BNY Western Trust Company is appointed as trustee under the Indenture, thereby also serving as registrar and paying agent for the Bonds under the terms of the Indenture.

Zions First National Bank is appointed as remarketing agent under the Indenture to determine the interest rate on the Bonds and to perform certain other duties, all in accordance with the Indenture.

Section 8. The distribution of the Official Statement in substantially the form presented to the City Council at this meeting in connection with the offering and sale of the Bonds is hereby ratified and approved; provided, however, that neither the City nor any officer, employee or agent thereof has or assumes any responsibility for the accuracy or completeness of the Official Statement.

Section 9. Pursuant to Section 14 of the Lease Agreement for Charter School dated as of November 1, 2000, as amended, between the City and the Owner, the City hereby consents to the mortgage by the Owner of its leasehold interest in the site of the School pursuant to the Leasehold Deed of Trust, Assignment of Rents and Security Agreement dated as of June 1, 2003 from the Owner to Nevada Title Company for the benefit of the Bank.

Section 10. The officers, employees and agents of the City shall take all action necessary or reasonably required by the Loan Agreement, the Indenture and the Purchase Contract to effectuate their provisions and shall take all action necessary or desirable in conformity with the Act to finance the cost of the Project and for carrying out the transactions contemplated by this resolution, including without limitation the execution and delivery of any closing documents to be delivered in connection with the sale and delivery of the Bonds.

Section 11. The cost of financing the Project, including the costs incidental to the authorization, issuance and sale of the Bonds, will be paid out of the proceeds of the Bonds and funds of the Foundation, and the Bonds will not be the general obligations of the City, nor shall the Bonds, including interest thereon, constitute the debt or indebtedness of the City within the meaning of the Constitution or statutes of the State of Nevada, nor shall anything contained in this resolution or in the Bonds, the Loan Agreement, the Note, the Indenture, the Purchase Contract, the Letter of Credit, the Official Statement or any other instrument give rise to a pecuniary liability or a charge upon the general credit or taxing powers of the City, nor shall the breach of any agreement contained in this resolution, the Bonds, the Loan Agreement, the Note, the Indenture, the Purchase Contract, the Letter of Credit, the Official Statement or any other instrument impose any pecuniary liability upon the City or a charge upon the general credit or

taxing powers of the City, the City having no power to pay out of its general fund, or otherwise contribute any part of the cost of financing the Project, nor power to operate the Project as a business or in any manner, nor shall the City condemn any land or other property for the Project.

Section 12. After any of the Bonds are issued, this resolution shall be and remain irrepealable until the Bonds and the interest thereon shall have been fully paid, canceled and discharged.

Section 13. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 14. All bylaws, orders and resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order or resolution or part thereof.

Section 15. This resolution shall be in effect immediately upon its passage and adoption.

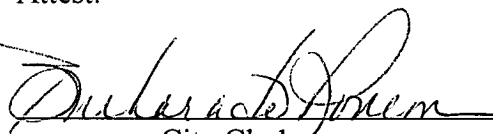
PASSED, ADOPTED AND APPROVED May 21, 2003.



Mayor

(SEAL)

Attest:



City Clerk

APPROVED AS TO FORM:

 5/8/03

Date

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 other separate, prominent places within the jurisdiction of the City Council, to wit:

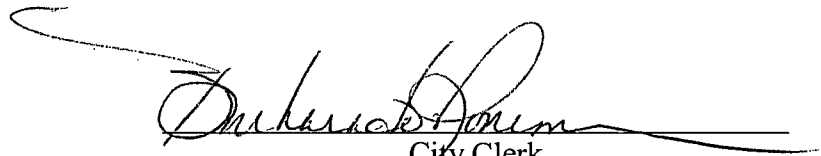
- (i) City Hall
Las Vegas, Nevada
- (ii) Senior Citizens Center
Las Vegas, Nevada
- (iii) Clark County Government Center
Las Vegas, Nevada
- (iv) Downtown Transportation Center
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the 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 resolution 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.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City this May 21, 2003.


City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of Meeting

City of Las Vegas

CITY COUNCIL AGENDA

MAY 21, 2003

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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.

MAY 21, 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 MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

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

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - JOHN BEAR, CHOCTAW/APACHE TRIBES
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE EMPLOYEE OF THE MONTH
- RECOGNITION OF GIRLS VOLLEYBALL STATE CHAMPIONS
- RECOGNITION OF GIRLS SOCCER STATE CHAMPIONS
- PRESENTATION OF THE NEVADA PARKS AND RECREATION SOCIETY AWARDS
- RECOGNITION OF YOUTH WEEK
- RECOGNITION OF THE NEVADA CARPENTER'S UNION SAFETY AWARENESS MONTH
- RECOGNITION OF THE CARPENTERS FOR KIDNEYS PROGRAM

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 April 16, 2003
3. Discussion and possible action to adjust the City Manager's compensation (NOTE: To be trailed until the Afternoon Session, following the Closed Session)
4. Discussion and possible action to adjust the City Attorney's compensation (NOTE: To be trailed until the Afternoon Session, following the Closed Session)
5. Discussion and possible action to adjust the City Auditor's compensation (NOTE: To be trailed until the Afternoon Session, following the Closed Session)

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 SERVICES - CONSENT

6. Approval of the ratification of Jennifer Ellis in a Council support position to the Ward 3 office – Ward 3 (Reese)

BUILDING & SAFETY DEPARTMENT - CONSENT

7. Approval of an agreement with Pulte Homes which provides for the Department of Building & Safety to use 2 temporary employees to perform building inspections

FIELD OPERATIONS DEPARTMENT - CONSENT

8. Approval of the donation of one 1992 Chevrolet Caprice 4-door sedan to the City of Ely in accordance with Nevada Revised Statutes 332.185

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

9. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments
10. Approval of Notice of Intent to Augment the Fiscal Year 2003 Annual Budget of the City of Las Vegas General Fund
11. Approval of a new Family Child Care Home License, Araxie Arabian, 9516 Chanticleer Court, Araxie Arabian, 100% - Ward 4 (Brown)
12. ABEYANCE ITEM - Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 4 slots, Westronics, Inc., db at Bells Market, 720 West Owens Avenue - Ward 5 (Weekly)
13. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler On-sale Liquor License subject to the provisions of the fire codes, From: Shuichi Tsukada, dba Teru Sushi, Shuichi Tsukada, 100%, To: Melanie S. Kim, dba Odoko Japanese Restaurant, 700 East Sahara Avenue, Melanie S. Kim, 100% - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

14. Approval of Change of Business Name for a Liquor Caterer License, Hacienda Gardens Banquet Hall, Inc., dba From: Drinks "R" Us Liquor Catering, To: Hacienda Gardens Banquet Hall, Inc., 4250 East Bonanza Road, Suite 10, Gloria Pulido, Dir, Pres, 100% - Ward 3 (Reese)
15. Approval of Change of Ownership and Business Name for a Tavern Liquor License and a new Restricted Gaming License for 15 slots subject to the provisions of the fire codes, Health Dept. regulations and approval by the Nevada Gaming Commission, From: Y2K, Inc., dba All Sports Bar & Grill, Timothy J. Korney, Pres, 19%, James A. Hamilton, Secy, 25%, Kathy L. Korney, Treas, 19%, Judith E. Hamilton, Dir, 25%, To: All Sports Pub & Poker, LLC, dba King Tut's Pub & Poker, 6138 West Charleston Boulevard, Derek C. LaFavor, Mmbr, 65%, Kevin G. Tuttle, Mmbr, 25%, Douglas G. McKay, 10% - Ward 1 (M. McDonald)
16. Approval of a new Hypnotist License, Dr. Zvia Ambar, dba Dr. Zvia Ambar, 8020 West Sahara Avenue Suite 220, Zvia S. Ambar, 100% - Ward 1 (M. McDonald)
17. Approval of a new Martial Arts Instruction Business License, Richard Leoni, dba United Martial Arts, 1591 North Buffalo Drive, Unit 130, Richard S. Leoni, 100% - Ward 2 (L.B. McDonald)
18. Preapproval of award of Bid Number 03.1730.08-CW, Buffalo Drive Road Improvements, Cheyenne to Lone Mountain to the lowest responsive and responsible bidder or best bidder and approve the construction conflicts & contingency reserve set by Finance and Business Services - Department of Public Works (Monetary range \$9,000,000 to \$12,000,000 - Capital Projects Fund) - Ward 4 (Brown)
19. Approval of award of Bid Number 030260-DAR, Annual Requirements Contract for Janitorial Cleaning Supplies - Department of Finance & Business Services - Award recommended to: ADVANCE MARKETING CORPORATION for Lots I, II & V and BRADY INDUSTRIES for Lots III, IV & VI (Estimated annual aggregate amount of \$400,000 - Internal Service Fund)
20. Approval of revision number one to purchase order 213749 for an annual requirements contract for industrial supplies & equipment (TB) - Various Departments - Award to: W. W. GRAINGER (\$140,000 - General Fund)
21. Approval of award of Contract 030325, Upgrade of Fire Alarm System in the new City Hall Annex (LED) - Department of Field Operations - Award recommended to: SIEMENS BUILDING TECHNOLOGIES, INC. (\$112,445 - Capital Projects Fund) - Ward 5 (Weekly)
22. Approval of revision number one to Purchase Order 216197 for abatement/demolition and other related services of dangerous buildings to Capriati Construction, Inc. (LED) - Departments of Neighborhood Services & Public Works - Award to: CAPRIATI CONSTRUCTION, INC. (\$95,172 - Capital Projects Fund) - All Wards
23. Approval of an annual contract for technical support maintenance of Microsoft software for the city-wide computer network (LW) - Department of Information Technologies - Award Recommended to: MICROSOFT CORPORATION (Estimated annual amount of \$92,600 - Internal Service Fund)
24. Approval of award of Contract No. 030320, Employment Development Services - EVOLVE Program (LR) - Department of Neighborhood Services - Award recommended to: THE BUSINESS CONNECTION (\$80,000 - Special Revenue Fund)
25. Approval of issuance of purchase orders for Leisure Services' summer program field trips (GL) - Department of Leisure Services - Award recommended to: VARIOUS VENDORS (Estimated aggregate amount of \$60,500 - General Fund)
26. Approval of an annual requirements contract for Asphalt Repair Material (DAR) - Department of Field Operations - Award recommended to: CONSTRUCTION SEALANTS & SUPPLY (Estimated annual usage amount of \$60,000 - Enterprise Fund)
27. Approval of issuance of a purchase order for a Climbing Wall at Lorenzi Park (DAR) - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES (\$35,393 - Capital Projects Fund) - Ward 5 (Weekly)

HUMAN RESOURCES DEPARTMENT - CONSENT

28. Approval to contract with BenefitElect for Flex Plan Administration Services

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

29. Approval of awarding \$35,000 of CDBG Public Service (Community Development Block Grant) funds to HELP of Southern Nevada for operating a tenant based rental assistance program for homeless families and individuals - All Wards
30. Approval of expending \$31,483 of Home Investment Partnership Program (HOME) funds for housing rehabilitation at 2212 West Washington Avenue - Ward 5 (Weekly)

PLANNING & DEVELOPMENT DEPARTMENT - CONSENT

31. Approval of a Professional Services Agreement with Poggemeyer Design Group, Inc. to prepare a master plan of the Kyle Canyon Gateway Area (\$60,000 - General Fund) - Ward 6 (Mack)

PUBLIC WORKS DEPARTMENT - CONSENT

32. Approval of a Dedication from the City of Las Vegas, a Municipal Corporation, for a portion of the Southeast Quarter of Section 27, T20S, R60E, Mount Diablo Base Meridian, for street Right-of-Way to dedicate 10 additional feet on Bonanza Road and a 25 foot radius and an easement for sewer purposes located at the northwest corner of Bonanza Road and 9th Street, Parcel Number 139-27-805-001 - Ward 5 (Weekly)
33. Approval of a Declaration of Utilization from the Bureau of Land Management for a portion of the Southeast Quarter of Section 5, T20S, R60E, Mount Diablo Base Meridian, for sewer purposes located on the south side of the Hickam Avenue alignment, west of Durango Drive, Parcel Number 138-05-801-007, -008 and -009 - County
34. Approval of Interlocal Contract Number 431 between the Regional Transportation Commission of Southern Nevada, Clark County and the Cities of Las Vegas, North Las Vegas and Henderson to design and construct traffic capacity and safety improvements within the entities participating in the 2002-2003 Traffic Capacity and Safety Improvement Projects Interlocal Contract (\$3,413,152 - Regional Transportation Commission of Southern Nevada) - All Wards
35. Approval of a Bill of Sale to the Las Vegas Valley Water District for transfer of ownership of water distribution facilities installed in conjunction with the I-15 Freeway Channel Project, Alta Drive to Wall Street and Sahara Avenue Bypass - Ward 3 (Reese)
36. Approval of a Bill of Sale to the Las Vegas Valley Water District for transfer of ownership of water distribution facilities installed in conjunction with the Mojave Road Improvements Project, Stewart Avenue to Owens Avenue - Ward 3 (Reese)
37. Approval of Interlocal Agreement Number 108917 with the Las Vegas Valley Water District for construction of a water lateral as part of Special Improvement District Number 1499 - Alexander Road, US-95 to Rancho Drive Project - Ward 6 (Mack)
38. Approval of an Encroachment Request from Tetra Tech on behalf of Town Center Ventures, LLC, owner (southeast corner of Gilcrease Avenue and Tee Pee Lane) - Ward 6 (Mack)
39. Approval of an Encroachment Request from John Davis on behalf of Church Pentecostal Temple of God, owner (Madison Avenue west of "F" Street) - Ward 5 (Weekly)
40. Approval of Amendment Number 3 to the Interlocal Contract with Clark County for the Department of Social Services to assist in evaluating City-designated special improvement district hardship applications (\$35 an hour/estimated \$1,000 a year) - (Revolving Special Improvement District Fund) - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

41. Approval of an Interlocal Agreement between the City of Las Vegas and the Clark County School District for Traffic Control Improvements for future new schools within the City of Las Vegas - All Wards

RESOLUTIONS - CONSENT

42. R-81-2003 - Approval of a Resolution authorizing the issuance and sale of economic development revenue bonds for The Andre Agassi Charitable Foundation - Ward 5 (Weekly)
43. R-82-2003 - Approval of a Resolution Amending Schedule 25-II - 35 Miles Per Hour Speed Limits, and Schedule 25-IV - 45 Miles Per Hour Speed Limits, to Change the Speed Limit on Cheyenne Avenue between the 215 Beltway and US 95 from 35 Miles Per Hour to 45 Miles Per Hours - Ward 4 (Brown)

REAL ESTATE COMMITTEE - CONSENT

44. Approval of Interlocal Agreement Number 109073 with the Las Vegas Valley Water District for water service to Parcel Number 139-31-801-014 known as the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard (\$39,269 - Fire & Rescue Capital Improvement Projects) - Ward 1 (M. McDonald)
45. Approval of an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for water lines and appurtenance(s) to service a portion of Parcel Number 139-31-801-014 for the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)
46. Approval of a Dedication on Parcel Number 139-31-801-014 for a public drainage easement in relation to the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)
47. Approval of an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a fire hydrant to service the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)
48. Approval of Interlocal Agreement Number 108978 with the Las Vegas Valley Water District for water service to Parcel Number 162-03-514-052 known as Huntridge Circle Park (\$850 - Parks Capital Improvement Projects) - Ward 3 (Reese)
49. Approval of an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for water lines and appurtenance(s) to service a portion of Parcel Number 162-03-514-052 for the renovations of Huntridge Circle Park located at 1251 South Maryland Parkway - Ward 3 (Reese)
50. Approval of an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a water facilities easement to service a portion of Parcel Number 138-31-501-003 known as Angel Park Golf Course located in the vicinity of Rampart Boulevard and Alta Drive - Ward 2 (L.B. McDonald)
51. Approval of the Agreement for Purchase and Sale of Residential House located at 6280 Queen Irene Court to Jerry Parker, Dorothy Parker, Lee Sorensen, Joyce Sorensen and William Gibson for \$11,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)
52. Approval of a Bill of Sale from the City of Las Vegas to Jerry Parker, Dorothy Parker, Lee Sorensen, Joyce Sorensen and William Gibson in conjunction with their purchase of a City-owned home located at 6280 Queen Irene Court - Ward 6 (Mack)
53. Approval of the Agreement for the Purchase and Sale of Residential House located at 8660 Azure Drive to Centennial Hills, LLC for \$75,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)
54. Approval of a Bill of Sale from the City of Las Vegas to Centennial Hills, LLC in conjunction with their purchase of a City-owned home located at 8660 Azure Drive - Ward 6 (Mack)

REAL ESTATE COMMITTEE – CONSENT

55. Approval of an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and North Airport Center, LLC, for City-owned Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet) located on Gregory Street between Elliot and Alexander Avenues (\$138,265 revenue less associated closing costs - Parks Capital Improvement Project Fund) - Ward 5 (Weekly)
56. Approval authorizing staff to enter into negotiations with From Dreams To Reality for lease of approximately 2,800 square feet of office space located at Stupak Community Center, 300 West Boston Avenue - Ward 1 (M. McDonald)
57. Approval authorizing staff to submit a letter to the Bureau of Land Management relinquishing approximately 0.27 acres of City-leased Bureau of Land Management land known as a portion of Parcel Number 125-20-501-002 in the vicinity of Elkhorn Road and US 95 in favor of the State of Nevada Department of Transportation for the planning and design of the Elkhorn Overpass - Ward 6 (Mack)
58. Approval of a Memorandum of Lease between the City of Las Vegas and The Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)
59. Approval of Amendment Number 1 to Lease Agreement between the City of Las Vegas and The Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)
60. Approval of a Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center (\$31,536 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)
61. Approval for Office District Parking I, Inc., as Purchaser, to enter into a Purchase and Sales Agreement with Gerry R. Alesia and Antoinette Alesia (50%), Paul Orfalea (25%), and Dennis Itule and Sheridan Itule (25%), Trustees of the Itule Family Trust dated October 19, 1987, collectively as Seller, for a parcel commonly known as 608 South Fourth Street, in the amount of \$400,000 including brokerage fees (APN 139-34-311-108) - Ward 1 (M. McDonald)
62. Approval for Office District Parking I, Inc., as purchaser, to enter into a Purchase and Sales Agreement with Harold & Linda Foster Trust, as Seller, for a parcel commonly known as 604 South Fourth Street, in the amount of \$400,000 (APN 139-34-311-109) - Ward 1 (M. McDonald)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

63. Report and possible action concerning the status of 2003 legislative issues

CITY ATTORNEY - DISCUSSION

64. Discussion and possible action on Appeal of Work Card Denial: Terry Weathers, 3120 South Wynn Road, Apt. #19, Las Vegas, Nevada 89102
65. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from May 7, 2003. Fabio Armaro Mejia, 5005 Chambliss Drive, Las Vegas, Nevada 89130

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

66. Discussion and possible action regarding Change of Ownership and Business Name for a Tavern Liquor License and a new Restricted Gaming License for 15 slots subject to the provisions of the fire codes, Health Dept. regulations and approval by the Nevada Gaming Commission, From: Marganna, Inc., dba Las Vegas Bar and Liquors, Anna M. Rozen, Dir, Pres, 50%, Margaret Guarini, Dir, Secy, Treas, 50%, To: L.V.B.L. Las Vegas Bar & Liquor, LLC, dba Las Vegas Bar and Liquor, 1600 East Sahara Avenue, Robert J. A. Ferranti, Sr., Mgr, Mmbr, 100% - Ward 3 (Reese)

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

67. 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, TKO Family Martial Arts, LLC, dba TKO Family Martial Arts, 450 South Buffalo Drive, Suite 111, James J. Kobielsky, Mgr, 100% - Ward 2 (L.B. McDonald)
68. Discussion and possible action regarding an Appeal of Denial of Business License for an Independent Massage Therapist, Feng Chen, dba Feng Chen, 7450 West Cheyenne Avenue, Suite 113, Feng Chen, 100% - Ward 4 (Brown)
69. Discussion and possible action regarding Temporary Approval of Change of Ownership for a Tavern Liquor License subject to the provisions of the fire codes and Health Dept. regulations, From: Robin Ellen Dzvonick, 100%, To: Rosemac, Inc., dba Thunderbird Lounge, 1215 Las Vegas Boulevard South, Rosemary Aubry, Dir, Pres, Treas, 100%, John M. Cameron, Dir, Secy - Ward 3 (Reese)
70. Discussion and possible action regarding Temporary Approval of a Beer/Wine/Cooler On-sale Liquor License subject to the provisions of the planning codes, Tita's, Inc., dba Juanitas Restaurant, 4440 East Washington Avenue, Suite 106, Jose Martinez, Dir, Pres, Secy, Treas, 100% - Ward 3 (Reese)
71. ABEYANCE ITEM - Discussion and possible action regarding a Six Month Review of a Restricted Gaming License for 7 slots, E-T-T, Inc., db at Texaco Star Mart, 9991 West Charleston Boulevard, Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 2 (L.B. McDonald)
72. ABEYANCE ITEM - Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 5 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 1500 West Charleston Boulevard, Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 5 (Weekly)
73. ABEYANCE ITEM - Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 4 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 598 North Eastern Avenue, Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 3 (Reese)
74. ABEYANCE ITEM - Discussion and possible action regarding Approval to Participate in Revenue for a Restricted Gaming License for 4 slots subject to approval by the Nevada Gaming Commission, Cardivan Company, db at Texaco Star Mart, 298 South Decatur Boulevard, Mixed Nuts Hospitality Group, LLC, Participant in Gaming Revenue, William R. Phillips, Mmbr, Mgr, 100% - Ward 1 (M. McDonald)

LEISURE SERVICES DEPARTMENT - DISCUSSION

75. Discussion and possible action on Skate Park Safety Coalition - Various Wards

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

76. Report on the status of the EVOLVE Demonstration/Pilot program whose goal is to provide job readiness, education, training and employment services to disadvantaged and dislocated participants - All Wards
77. Discussion and possible action on allocating a total of \$585,390 in Department of Labor earmark funding to four EVOLVE program partners (Clark County School District, Board of Regents on behalf of UNLV, Board of Regents on behalf of UNR and Nevada Partners Inc. on behalf of the G.I.F.T. Program) - All Wards
78. Discussion and possible action regarding the future operation and funding in an amount anticipated to be \$243,900 in FY2003/2004 for the Crisis Intervention Center - All Wards

PUBLIC WORKS DEPARTMENT - DISCUSSION

79. Discussion and possible action on a request to install Speed Humps on Shetland Road between Charleston Boulevard and Palomino Lane (\$13,500 - Neighborhood Traffic Management Program) - Ward 1 (M. McDonald)

RESOLUTIONS - DISCUSSION

80. R-83-2003 - Discussion and possible action regarding a Resolution supporting the development of a Performing Arts Center by the Las Vegas Performing Arts Center Foundation, Inc., approving the Memorandum of Understanding between City Parkway IV and City Parkway V and Las Vegas Performing Arts Center Foundation, Inc., approving certain provisions of the Memorandum of Understanding, and providing for other matters related thereto

BOARDS & COMMISSIONS - DISCUSSION

81. ABEYANCE ITEM - HISTORIC PRESERVATION COMMISSION – Cathie Kelly, Term Expiration 3/6/2003
82. ABEYANCE ITEM - PARK & RECREATION ADVISORY COMMISSION – Zelda Weingard, Term Expiration 11-18-2005 (Resigned)
83. CHILD CARE LICENSING BOARD – Linda Powers, Term Expiration 6-2005 (Resigned)

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

84. Bill No. 2003-41 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2004) Sponsored by: Step Requirement
85. Bill No. 2003-44 – Authorizing the issuance of City of Las Vegas General Obligation (Limited Tax) Redevelopment Project Refunding Bonds, (Additionally Secured with Pledged Revenues) Series 2003A
86. Bill No. 2003-45 – Authorizing the issuance of the City of Las Vegas General Obligation Medium-Term Detention Center Refunding Bonds Series 2003B
87. Bill No. 2003-46 – Annexation No. ANX-1238 – Property location: On the southeast corner of Buffalo Drive and Grand Teton Drive; Petitioned by: Clark County School District; Acreage: 40.10 acres; Zoned: R-A (County zoning), U (PF) (City equivalent). Sponsored by: Councilman Michael Mack

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.

88. 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
89. Bill No. 2003-47 – Annexation No. ANX-1603 – Property location: On the northeast corner of Regena Avenue and Riley Street; Petitioned by: Michael Monahan and Michelle Ware; Acreage: 0.75 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Michael Mack
90. Bill No. 2003-48 – Annexation No. ANX-1752 – Property location: On the north side of Smoke Ranch Road, 450 feet east of Michael Way; Petitioned by: Thomas Fett; Acreage: 1.18 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly

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.

91. Bill No. 2003-49 – Exempts the buying, selling or trading of used CD's , DVD's, video games, videotapes, cassettes or sound recordings from the secondhand dealer business licensing requirements. Proposed by: Mark Vincent, Director of Finance and Business Services
92. Bill No. 2003-50 – Requires a special use permit for massage establishments in the C-1, C-2, C-PB and C-M Zoning Districts, and allows the use as a conditional use in the M Zoning District. Sponsored by: Councilman Michael J. McDonald

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.

93. Bill No. 2003-51 – Adjusts the on-site parking requirements for barber shops and beauty parlors. Proposed by: Robert S. Genzer, Director of Planning and Development
94. Bill No. 2003-52 – Establishes parameters for the keeping of carrier or racing pigeons within the City. Sponsored by: Mayor Oscar B. Goodman
95. Bill No. 2003-53 – Establishes zoning requirements for facilities that provide testing, treatment, or counseling for drug or alcohol abuse, and updates zoning provisions regarding similar and related uses. Sponsored by: Michael J. McDonald
96. Bill No. 2003-54 – Permits restricted gaming in supper clubs under certain circumstances, and prohibits restricted gaming in the Downtown Entertainment Overlay District. Sponsored by: Councilman Larry Brown

CLOSED SESSION – To Be Held at Conclusion of Morning Session

Upon a duly carried Motion, a closed meeting is called in accordance with NRS 241.030 to discuss the following items:

- A. City Manager's Annual Performance Review
- B. City Attorney's Annual Performance Review
- C. City Auditor's Annual Performance Review

1:00 P.M. - AFTERNOON SESSION

97. 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

HEARINGS - DISCUSSION

98. Public hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition located at 222 W. Philadelphia Ave. PROPERTY OWNERS: BHUPINDER S. BHATTI - Ward 1 (M. McDonald)
99. Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 231 W. Philadelphia Avenue. PROPERTY OWNER: JAMES M. HARGROVE - Ward 1 (M. McDonald)

- 100.ABEYANCE ITEM - Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 1401 E. Oakey Blvd. PROPERTY OWNER: MOLLY SCHIMEL - Ward 3 (Reese)
- 101.Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 3518 Navajo Way. PROPERTY OWNER: SECRETARY HOUSING & URBAN DEV., C/O FIRST PRESTON FORECLOSURE - Ward 5 (Weekly)
- 102.Request to Rescind a Previous City Council action on the renewal of the Ten-Day Notice and Order to Abate Dangerous Building/Demolition because of owner's failure to clean property located at 3340 N. Rainbow Blvd., as promised in his appeal presented at the December 4, 2002 City Council meeting. PROPERTY OWNER: MATRIX CONSTRUCTION CONSULTING, INC.; EDWARD LOVETT, PRESIDENT, MATRIX CONSTRUCTION CONSULTING, INC. - Ward 6 (Mack)
- 103.Hearing to renew the Ten-Day Notice and Order to Abate Dangerous Building/Demolition because of owner's failure to clean property located at 3340 N. Rainbow Blvd., as promised in his appeal presented at the December 4, 2002 City Council meeting. PROPERTY OWNER: MATRIX CONSTRUCTION CONSULTING, INC.; EDWARD LOVETT, PRESIDENT, MATRIX CONSTRUCTION CONSULTING, INC. - Ward 6 (Mack)

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 – DISCUSSION

- 104.SITE DEVELOPMENT PLAN REVIEW - SDR-2034 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF TRIAD DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 84,500 SQUARE FOOT, 8 BUILDING OFFICE PARK adjacent to the northwest corner of Smoke Ranch Road and US 95 (APN: 138-15-810-017), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 105.ABEYANCE ITEM - REVIEW OF CONDITION - PUBLIC HEARING - ROC-2114 - DESERT LINCOLN MERCURY - Request for a Review of Condition Number 10 of an approved Rezoning (Z-0048-87) which prohibited body or fender work at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). Staff has NO RECOMMENDATION

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 106.ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO ROC-2114 - PUBLIC HEARING - SUP-1408 - DESERT LINCOLN MERCURY - Request for a Special Use Permit FOR AN AUTO PAINT & BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY) at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 107.ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-2114 AND SUP-1408 - PUBLIC HEARING - SDR-1407 - DESERT LINCOLN MERCURY - Request for a Site Development Plan Review FOR AN AUTO PAINT AND BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY); A REDUCTION OF THE PERIMETER LANDSCAPING REQUIREMENTS; A WAIVER OF THE PARKING LOT LANDSCAPE FINGERS; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER BETWEEN THE BUILDING AND THE PARKING AREA, AND A WAIVER OF THE PEDESTRIAN

OPEN SPACE AND PLAZA REQUIREMENT on 7.75 acres at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

108. REVIEW OF CONDITION - PUBLIC HEARING - ROC-2014 - CONCORDIA HOMES - Request for a Review of Condition Number 3 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0069-02(1)] TO ALLOW A THREE FOOT SIDE SETBACK WHERE A FIVE FOOT SIDE SETBACK WAS APPROVED IN CONJUNCTION WITH A 142 LOT SINGLE FAMILY SUBDIVISION on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN: 125-20-201-011 and 012; 125-20-301-006 and 007), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
109. REVIEW OF CONDITION - PUBLIC HEARING - ROC-2137 - NEVADA POWER COMPANY - Request for a Review of Condition #1 of an approved One Year Review [Z-0095-91(4)] which stated that the deferment of landscaping shall be allowed until April 1, 2004. In the interim, 3-inch decomposed granite mulch and 36-inch minimum diameter boulders shall be installed along Iron Mountain Road frontage no later than July 1, 2003 on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard (A PORTION OF APN: 125-01-701-001), C-V (Civic) Zone, Ward 6 (Mack). Staff recommends APPROVAL
110. MASTER SIGN PLAN - PUBLIC HEARING - MSP-2032 - MOUNTAIN VIEW PROFESSIONAL PARK, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED 69,000 SQUARE FOOT OFFICE DEVELOPMENT on 7.50 acres adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-016), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
111. VACATION - PUBLIC HEARING - VAC-1939 - BEAZER HOMES HOLDINGS CORPORATION - Petition to vacate U.S. Government Patent Reservations and Right-of-Way generally located adjacent to the southeast corner of Grand Teton Drive and Hualapai Way, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
112. VACATION - PUBLIC HEARING - VAC-1981 - KB HOME NEVADA, INC. - Petition to vacate public easements generally located south of Alexander Road, east of Maverick Street, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL
113. VACATION - PUBLIC HEARING - VAC-1965 - CORONOPARK, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Donald Nelson Avenue, generally located west of Grand Canyon Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
114. VACATION - PUBLIC HEARING - VAC-2017 - CITY OF LAS VEGAS - Petition of Vacation to vacate a public alley, generally located between Bonneville Avenue and Garces Avenue, approximately 180 feet west of Fourth Street, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

115. VARIANCE - PUBLIC HEARING - VAR-1952 - DR. SAMUEL I. KIM - Request for a Variance TO ALLOW A REAR SETBACK OF 40 FEET WHERE THE RESIDENTIAL AGENCY STANDARDS REQUIRE A 96 FOOT SETBACK IN CONJUNCTION WITH A 32-FOOT TALL OFFICE BUILDING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), 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 (6-1 vote) and staff recommend APPROVAL
116. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-1952 - PUBLIC HEARING - SDR-1951 - DR. SAMUEL I. KIM - Request for a Site Development Plan Review FOR A PROPOSED 4,889 SQUARE FOOT OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), 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 (6-1 vote) and staff recommend APPROVAL

117. REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1993 - CITY PARKWAY IV A, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review of an approved Special Use Permit [U-0238-94(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
118. REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1974 - UNION PACIFIC RAILROAD COMPANY, ET AL ON BEHALF OF CLEAR CHANNEL OUTDOOR AND VIACOM OUTDOOR ADVERTISING - Required One Year Review FOR 12 EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN: 139-33-610-004, 139-33-710-001, 139-33-511-003, 004, and 139-27-410-002 and 005), PD (Planned Development) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
119. REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - RQR-1994 - RANCHO DECATUR, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR ADVERTISING - Required Two Year Review of an approved Special Use Permit (U-0059-01) FOR FIVE (5) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN: 139-18-410-001), C-2 (General Commercial) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
120. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1948 - CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED TAVERN IN THE DURANGO HILLS GOLF COURSE CLUBHOUSE LOCATED WITHIN THE CHEYENNE/DURANGO PARK AND A WAIVER OF THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN TAVERNS at 3501 North Durango Drive (APN: 138-08-701-013), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
121. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1950 - MER-CAR CORPORATION ON BEHALF OF BOU OSTEEN - Appeal filed by Bou Osteen from the Denial by the Planning Commission of a request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 1401 East Charleston Boulevard (APN: 139-35-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL
122. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-1982 - HOWARD HUGHES CORPORATION ON BEHALF OF THE F.M. AND NANCY CORRIGAN TRUST - Request for a Special Use Permit FOR A PROPOSED TAVERN at 10820 West Charleston Boulevard (APN: 137-36-414-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-2008 - TRANSIT SYSTEMS DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR THE EXTENSION OF THE LAS VEGAS MONORAIL SYSTEM from the Sahara Station to Stewart Avenue (APN: 139-34-302-004, 005, 006 and 139-33-702-003), Ward 1 (M. McDonald) and Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
124. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-2036 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Special Use Permit FOR A GATED DEVELOPMENT WITH PRIVATE STREETS adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-2036 - PUBLIC HEARING - SDR-2035 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Site Development Plan Review FOR A PROPOSED 265-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
126. REZONING - PUBLIC HEARING - ZON-1855 - JAMES PINJUV, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING - PUBLIC HEARING - ZON-1936 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-1936 - PUBLIC HEARING - SDR-1937 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
129. VARIANCE RELATED TO ZON-1936 AND SDR-1937 - PUBLIC HEARING - VAR-2196 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 1.3 ACRES OF OPEN SPACE WHERE 1.30 ACRES IS REQUIRED on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL. NOTE: Variance is to allow 1.25 acres of open space instead of 1.45 acres
130. REZONING - PUBLIC HEARING - ZON-1957 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial) TO: R-1 (Single Family Residential) on 0.75 acres at 4130, 4134 and 4138 Coran Lane (APN: 139-19-610-013, 014 and 015) EXISTING USE: THREE SINGLE FAMILY DWELLINGS, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING - PUBLIC HEARING - ZON-2038 - JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON & HOWELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) TO: C-1 (Limited Commercial) on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: FAMILY DOLLAR STORE, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

132. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2038 - PUBLIC HEARING - SDR-2039 - JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON & HOWELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and WAIVERS TO THE COMMERCIAL DESIGN STANDARDS FOR A PROPOSED 9,968 SQUARE FOOT FAMILY DOLLAR STORE; AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

133. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1983 - CITY OF LAS VEGAS - Request to amend Map No. 2 of the Interlocal Agreement Joint Parks and Trails Plan; Map No. 2 of the Master Plan Transportation Trails Element and Map No. 2 of the Recreation Trails Element to realign minor sections of trails along Hualapai Way and Grand Teton Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

134. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-2249 - CITY OF LAS VEGAS - Request to amend the Southeast Sector Plan of the City of Las Vegas General Plan by the adoption of the "Downtown North Land Use Plan." The Downtown North Area is located south of Owens Avenue, east of Interstate 15, north of Interstate 515, and west of Bruce Street, Sagman Street, and Ninth Street, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

135. ABEYANCE ITEM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1016 - ROGER FOSTER - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), Ward 4 (Brown). The Planning Commission (5-2 vote) and staff recommend APPROVAL

136. ABEYANCE ITEM - REZONING RELATED TO GPA-1016 - PUBLIC HEARING - ZON-1017 - ROGER FOSTER - Request for a Rezoning FROM: U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), PROPOSED USE: MINI-WAREHOUSE, Ward 4 (Brown). The Planning Commission (5-2 vote) and staff recommend APPROVAL

137. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1498 - JAMES R. DAVIDSON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

138. REZONING RELATED TO GPA-1498 - PUBLIC HEARING - ZON-2023 - JAMES R. DAVIDSON, ET AL - Request for a Rezoning FROM: R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: L (Low Density Residential)] TO: R-1 (Single Family Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

139. SPECIAL USE PERMIT RELATED TO GPA-1498 AND ZON-2023 - PUBLIC HEARING - SUP-2033 - JAMES R. DAVIDSON, ET AL - Request for a Special Use Permit TO ALLOW A PRIVATE STREET FOR A PROPOSED 26-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] Zones [Proposed: R-1 (Single Family Residential)], Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
140. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1498, ZON-2023 AND SUP-2033 - PUBLIC HEARING - SDR-2031 - JAMES R. DAVIDSON, ET AL - Request for a Site Development Plan Review FOR A 26-LOT SINGLE FAMILY DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) and U (Undeveloped) [DR (Desert Rural) General Plan Designation] [Proposed: L (Low Density Residential) General Plan Designation] [Proposed: R-1 (Single Family Residential)] Zones, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
141. VACATION RELATED TO GPA-1498, ZON-2023, SUP-2033 AND SDR-2031 - PUBLIC HEARING - VAC-2027 - MARIE ONGSIACO - Petition to vacate a portion of Tomsik Street, generally located between Alexander Road and Florine Avenue, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL
142. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1969 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: RNP (Rural Neighborhood Preservation) TO: DR (Desert Rural Residential) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
143. REZONING RELATED TO GPA-1969 - PUBLIC HEARING - ZON-1970 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Rezoning FROM: U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential)] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
144. VARIANCE RELATED TO GPA-1969 AND ZON-1970 - PUBLIC HEARING - VAR-1972 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,326 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential) General Plan Designation], PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
145. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1969, ZON-1970 AND VAR-1972 - PUBLIC HEARING - SDR-1971 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed: DR (Desert Rural Residential) General Plan Designation] [Proposed: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

146. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1989 - DFA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southeast Sector of the General Plan FROM: M (Medium Density Residential) and SC (Service Commercial) TO: SC (Service Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
147. REZONING RELATED TO GPA-1989 - PUBLIC HEARING - ZON-1992 - DFA, LIMITED LIABILITY COMPANY - Request for Rezoning FROM: R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
148. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1989 AND ZON-1992 - PUBLIC HEARING - SDR-1991 - DFA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 5,255 SQUARE FOOT OFFICE DEVELOPMENT on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
149. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-1996 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
150. REZONING RELATED TO GPA-1996 - PUBLIC HEARING - ZON-1997 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
151. VARIANCE RELATED TO GPA-1996 AND ZON-1997 - PUBLIC HEARING - VAR-2002 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Variance TO ALLOW THREE-STORY BUILDINGS WHERE THE R-3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT ALLOWS MAXIMUM BUILDING HEIGHTS OF TWO STORIES AND TO ALLOW 249 PARKING SPACES WHERE 285 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED AGE-RESTRICTED APARTMENT COMPLEX adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-2-1 vote) recommends APPROVAL
152. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-1996, ZON-1997 AND VAR-2002 - PUBLIC HEARING - SDR-1999 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE STORY, 237-UNIT AGE RESTRICTED APARTMENT COMPLEX AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-2-1 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

153. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-2003 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), PROPOSED USE: OFFICE/RETAIL WITH WAREHOUSE, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
154. VARIANCE RELATED TO GPA-2003 - PUBLIC HEARING - VAR-2005 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A SETBACK OF 58-FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 60-FEET FOR A PROPOSED OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
155. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2003 AND VAR-2005 - PUBLIC HEARING - SDR-2004 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review including a WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 141,136 SQUARE FOOT OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
156. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-2022 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
157. REZONING RELATED TO GPA-2022 - PUBLIC HEARING - ZON-2025 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
158. VARIANCE RELATED TO GPA-2022 AND ZON-2025 - PUBLIC HEARING - VAR-2186 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Variance TO ALLOW 47,028 SQUARE FEET OF OPEN SPACE WHERE 69,792 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL
159. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2022, ZON-2025 AND VAR-2186 - PUBLIC HEARING - SDR-2026 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

160.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