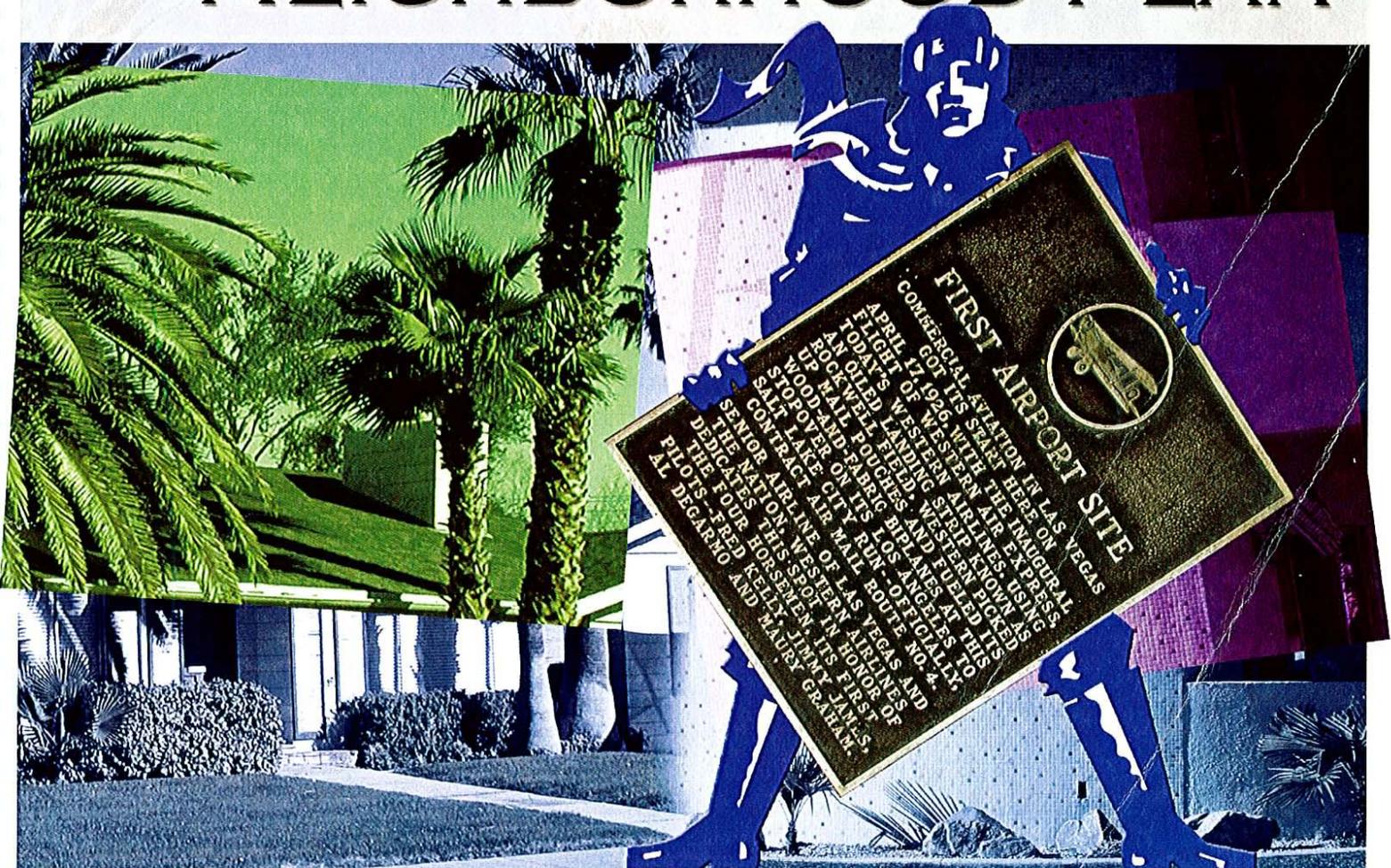


Beverly Green/Southridge NEIGHBORHOOD PLAN



Beverly Green / Southridge

NEIGHBORHOOD PLAN

ACKNOWLEDGEMENTS

CHAIRMAN

John S. Delikanakis

PLANNING TEAM MEMBERS:

Rev. Charles W. Bowker

Lynn Cleary

Ben Contine

Jerry & Susie Crader

Yvonne Duplian

Elizabeth Eden

Christ Church Episcopal

Dan Felts

Sharon Griffith

Michael Hanratty

Arlene King

Pam Kowalski

Jack LeVine

John & Miriam Lindner

Lilia Lopez

Theresa Morrow

Grover Prowell

Phyllis Silvestri

Kelly Smith

Sherry Standlee

Darlene Steljes

MAYOR

Oscar B. Goodman

CITY COUNCIL

Gary Reese (Mayor Pro Tem), Ward 3

Lynette Boggs-McDonald, Ward 2

Larry Brown, Ward 4

Lawrence Weekly, Ward 5

Michael Mack, Ward 6

Janet Moncrief, Ward 1

CITY MANAGER

Douglas A. Selby

DEPUTY CITY MANAGER

Elizabeth Fretwell

DEPUTY CITY MANAGER

Steve Houchens

NEIGHBORHOOD SERVICES

DEPARTMENT

Sharon Segerblom, Director

PROJECT MANAGER

Yorgo Kagafas

CITY STAFF

Michael Campbell,

Patrick Murphy, Lisa Apikyan,

Alma Estrada, Anthony Willis,

Kyle Walton, Mike Janssen and

Jorge Cervantes

*And an entire community of
stakeholders, too numerous to name,
who gave of their time and of themselves*

R- 108-2003

**RESOLUTION ADOPTING THE BEVERLY GREEN/SOUTHRIDGE NEIGHBORHOOD PLAN
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS COMPONENT
OF THE CITY OF LAS VEGAS GENERAL PLAN**

WHEREAS, on March 9, 1998, the City Council adopted Resolution R-27-98, which added to the General Plan of the City of Las Vegas a component known as the Neighborhood Planning Process; and

WHEREAS, the Neighborhood Planning Process contemplates the adoption by the Planning Commission and the City Council of individual Neighborhood Plans, each as an addendum to the Neighborhood Planning Process component of the General Plan; and

WHEREAS, the Planning Commission, on July 10, 2003, adopted such a neighborhood plan, entitled Beverly Green/Southeridge Neighborhood Plan, prepared and presented by the Beverly Green/Southeridge Neighborhood Planning Team; and

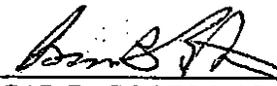
WHEREAS, the City Council deems it appropriate to adopt that neighborhood plan as an addendum to the Neighborhood Planning Process component of the General Plan.

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

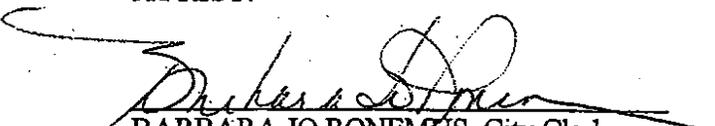
The Neighborhood Planning Process component of the General Plan is hereby amended by adopting the neighborhood plan entitled "Beverly Green/Southeridge Neighborhood Plan," attached hereto and incorporated by this reference.

PASSED, ADOPTED, and APPROVED this 6 day of August, 2003.

APPROVED:

By 
OSCAR B. GOODMAN, Mayor

ATTEST:


BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

 7-24-03
Date

Outline of Beverly Green / Southridge

NEIGHBORHOOD PLAN

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Beverly Green / Southridge

NEIGHBORHOOD PLANNING PROCESS TIMELINE

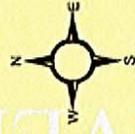
February 22, 2001	First request to start the Neighborhood Planning Process
February 6, 2002	Second request to start the Neighborhood Planning Process
March 5, 2002	Ad-hoc Committee meets with Director of Neighborhood Services
April 10, 2002	1 st Community Meeting
April 23, 2002	Planning Team Meeting
May 14, 2002	Planning Team Meeting
June 11, 2002	Planning Team Meeting
June 25, 2002	Planning Team Meeting
July 9, 2002	Planning Team Meeting
July 23, 2002	Planning Team Meeting
August 13, 2002	Planning Team Meeting
August 27, 2002	Planning Team Meeting
September 10, 2002	Planning Team Meeting
September 17, 2002	Planning Team Meeting
October 8, 2002	2 nd Community Meeting
October 22, 2002	Planning Team Meeting
November 12, 2002	Planning Team Meeting
November 26, 2002	Planning Team Meeting
December 10, 2002	Planning Team Meeting
January 28, 2003	Planning Team Meeting
February 18, 2003	Planning Team Meeting
March 2003	Neighborhood Service Department Reviews Draft Plan
April 9, 2003	Planning Team Meeting
April 18 - May 19, 2003	City Departments Review Draft Plan
May 27, 2003	Planning Team Meeting
June 14, 2003	3 rd Community Meeting
June 20, 2003	Submit Draft Plan to Planning Department
July 2003	Planning Commission Hearing
August 2003	City Council

Base Map

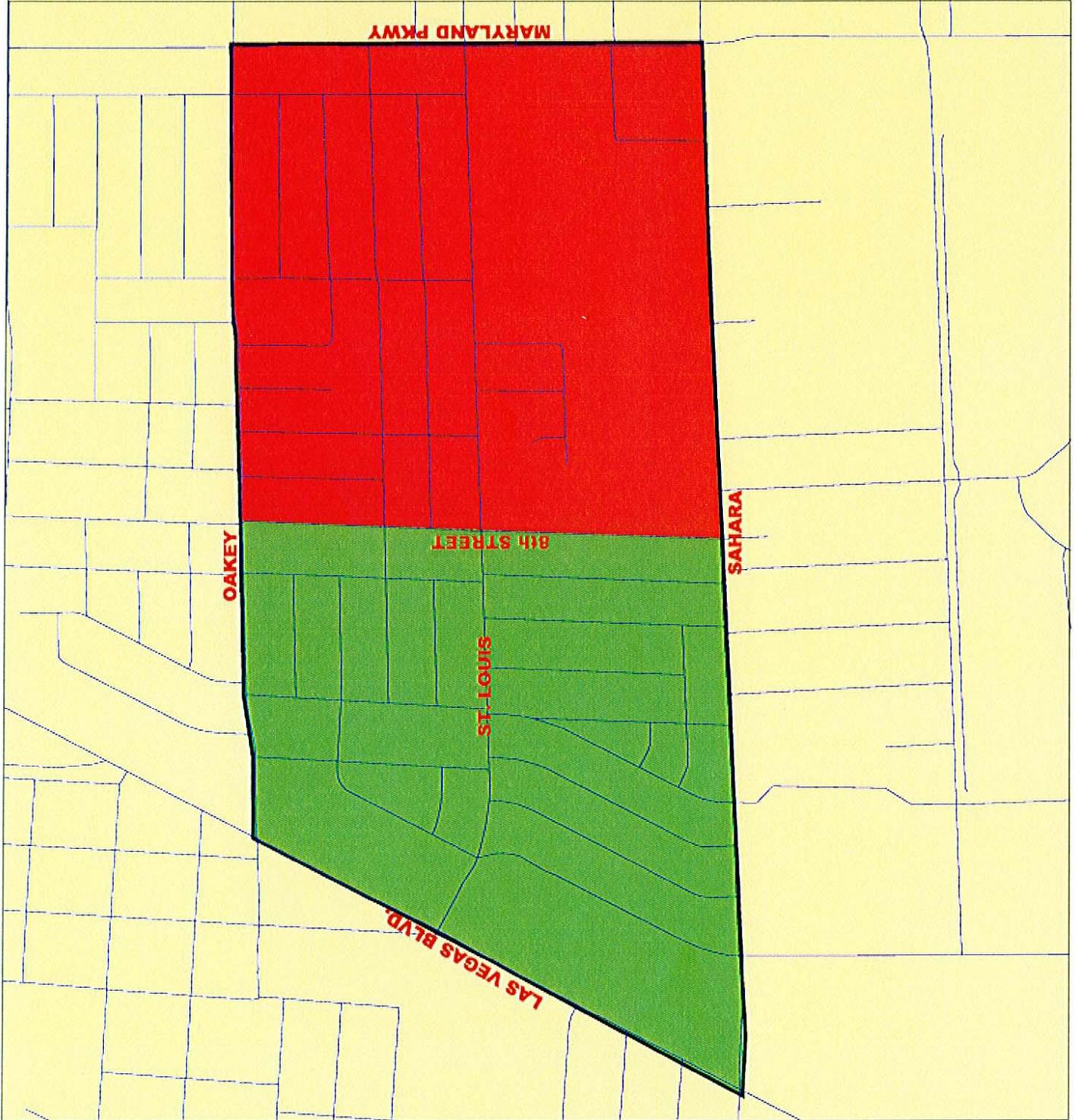
Neighborhood Boundaries
Beverly Green
Southridge



MAP 2



GIS maps are normally produced only to meet the needs of the city. Due to continuous development activity, this map is for reference only.



Vision Statement

The Beverly Green/Southridge Community is one of the most mature neighborhoods in the downtown area of Las Vegas.

Bordering on the edge of the central city limits, north of Sahara Avenue and east of Las Vegas Boulevard, it is a continuing collaboration of businesses, schools, single-family homes, apartment dwellings, a public park and several churches.

Nestled away in the midst of all the glitter and glamour that is Las Vegas, Beverly Green/Southridge is a diamond in the rough. Residents are committed to preserving its past as well as embracing its future as a neighborhood of choice for those discerning urban dwellers who seek an established area free of the hassles of “boomtown” development and the encroachment of large gaming properties.

With a healthy diversity of businesses surrounding the residential core of this neighborhood, owners and managers will continue to make the cooperative effort to improve the aesthetic appeal of the area and maintain quality service to their patrons and the residents of this quiet urban oasis.



Community Involvement

This neighborhood planning process fully adhered to the requirements of Resolution R-27-98 as adopted by Las Vegas City Council on March 9, 1998. Over 90% of the Planning Team members owned property in the neighborhood(s). Two religious organizations and four business owners participated on the team. The Planning Team adequately represented the entire geographical area covered by this Neighborhood Plan (Map 3).

In addition to sending invitations to all property owners and tenants within the Beverly Green/Southridge boundaries to participate in the planning process, members of the Planning Team went door-to-door to all the commercial properties handing out flyers inviting them to become involved.

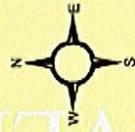
The required community-wide meetings were held on April 10, 2002, October 8, 2002 and June 14, 2003. A vote was taken at each meeting to approve the work the planning team had completed up to that date. There was no opposition expressed at any of these meetings regarding any aspect of the proposed Plan.

Planning Team members attended over 30 meetings either of the Planning Team as a whole or as members of various sub-committees that were formed. For the third community meeting, not only was a mailing sent, but Planning Team members went door-to-door handing out flyers notifying residents, business owners and non-profit groups about the meeting. This planning team exceeded the required notification in order to get the maximum participation possible.

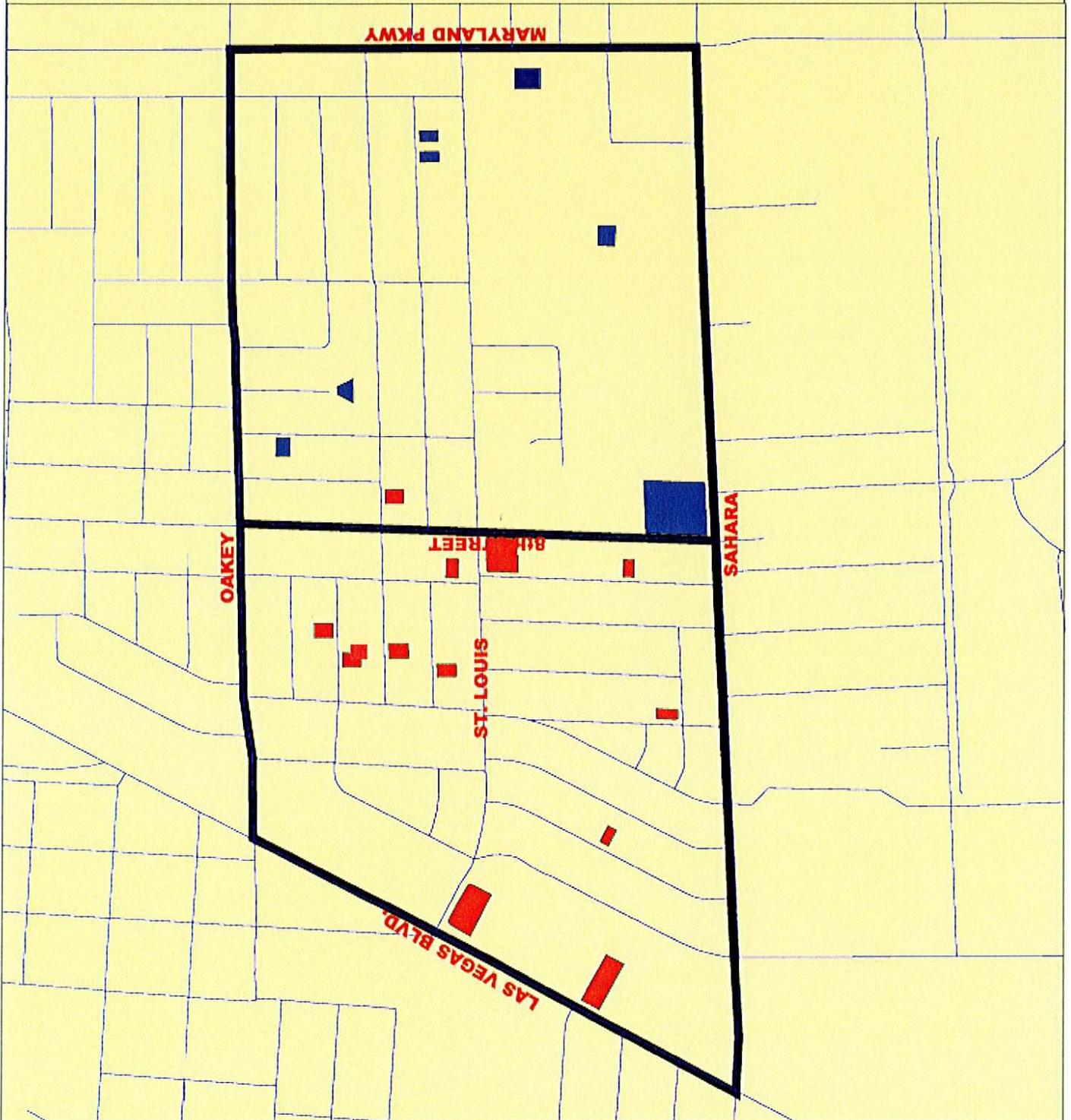
Planning Team Location Map

 Beverly Green Planning Team
 Southridge Planning Team

MAP 3



GIS maps are normally produced only to meet the needs of the city.
Due to continuous development activity, this map is for reference only.



History of the Neighborhood

Until the early 20th Century, the area where the Beverly Green and Southridge neighborhoods are located was virgin desert terrain. By the 1920's, Las Vegas, like the nation's aviation industry was in its infancy. Both were growing and in 1926, the city of Las Vegas dedicated its first airport known as Rockwell Field on the northeast corner of what is now known as the intersection of Sahara Avenue and Paradise Road. During the rapid development of the Strip in the 1940's, the need for a larger commercial airport emerged and Rockwell Field was closed and replaced by McCarran International Airport after a brief stay near present day Nellis Air Force Base.



The closing of Rockwell Field permitted the area to be redeveloped into upscale residential neighborhoods. This was a natural expansion to the south of the premier residential neighborhoods which the pioneer citizens and community leaders of Las Vegas called home.

What follows are interesting historical facts regarding selected properties in the neighborhood that were primarily built in the 1950's:

1923 S. 6th Street: This beautiful home was built in 1959 for the Von Tobel family. The house was designed by architect Hugh E. Taylor who also designed the old Desert Inn Hotel.

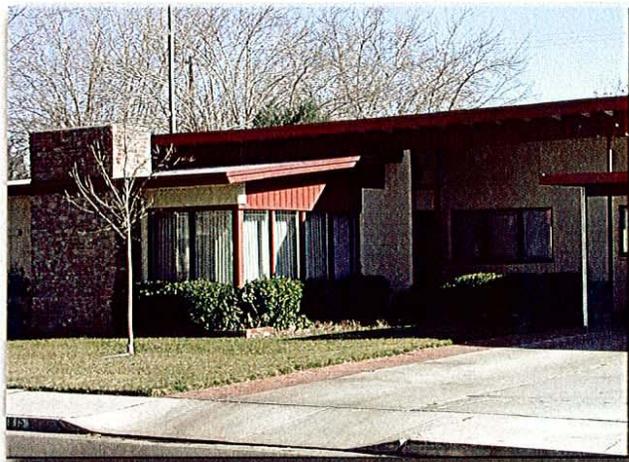
2200 S. 6th Street: Tony Tellino resided here and was the builder of all the homes on 6th Street and the homes on the east side of Beverly Way.

2216 S. 6th Street: Mary and Al Perry resided here. Mary and her sister, Angie Ruvo, opened the Venetian restaurant on West Sahara. After the Ruvo's took full ownership, the Perry's opened the Bootlegger on South Eastern. Their daughter, Lorraine Hunt, was elected Lieutenant Governor of Nevada in 1998.

2300 S. 6th Street: This was the home of Municipal Court Judge Richards.

History of the Neighborhood

1815 Beverly Way: This was the home of Phillip & Maxine Spencer. Phillip was a Bishop in the Sixth Ward of the Mormon Church.



1815 Beverly Way

- 2205 Beverly Way:** Mr. and Mrs Sam Kitterman had this home built in 1957. Sam worked at the Sahara Hotel and Casino for over 40 years as a graveyard pit boss.
- 2213 Beverly Way:** Mr. and Mrs. Frank Modica resided here for many years. Frank started as a dealer at the Showboat in 1959 and worked his way up until his retirement in 1995 as the President and Chief Executive Officer.
- 2301 Beverly Way:** Ethel and Walter Winternheimer were residents here for many years. Ethel was a school teacher and a reading consultant for the Clark County School District and in 2001 the Ethel Winternheimer-Staton Elementary School was named in her honor.
- 2304 Beverly Way:** Lee and Marion Payne moved into this new home on February 16, 1954 right after their marriage. Lee was a pilot who served in all three branches of the military. He was one of the founders of Bonanza Airlines in 1949.
- 2305 Beverly Way:** Lou and Angie Ruvo resided here for many years. They owned the Venetian restaurant until selling it in 1996.
- 544 Ellen Way:** Home of James and Vida Costello who owned the Nevada Beverage Company.

History of the Neighborhood

- 545 Ellen Way:** Dr. Lucius Imboden, Chief of Staff at North Las Vegas Hospital, lived in this home. Later residents were Jacqueline Stallone and her son Frank.
- 547 Ellen Way:** Home of the Sanfords, owners of Sanford Jewellery Store located in downtown on Fremont Street.
- 548 Ellen Way:** Home of Dean and Elaine Dunn Shendal. Dean was a one-time owner of Caesars Palace. Elaine came to Las Vegas from Broadway to open the Tropicana Hotel with Eddie Fisher in 1957. Elaine Dunn first appeared at the Copa Cobana in New York City at age 17. She later appeared on



548 Ellen Way

Broadway in "Pal Joey", "Almanac of 1954" and "Catch a Star". After moving to Las Vegas, she toured in "Bye Bye Birdie", "Flower Drum Song" and "Sweet Charity". Among her TV appearances were the Ed Sullivan Show, the Eddie Fisher Show and the Dean Martin Show.

In 1961 Elaine married Dean Shendal and moved to Ellen Way. She appeared in all of the major strip hotel showrooms and opened Caesars Palace with Andy Williams. She retired in 1969.

History of the Neighborhood

549 Ellen Way: Home of Italian immigrants John and Natalie Torchio. The Torchio's daughter was married to one of the Isola brothers, one of the owners of Silver State Disposal Company. This is one of the few pre-fab homes constructed in the neighborhood. The Torchio's were well known for their magnificent backyard vegetable garden.



549 Ellen Way

550 Ellen Way: The Rue family were early residents of this home. Mr. Rue was a Major League Baseball Umpire and co-owner of Young and Rue Transfer Company. A later resident of this home was Barbara Woodrich, a Chicago heiress.

551 Ellen Way: Sam and Anita Rivkin had this house built in 1955. Sam worked in the gaming industry and spent time training dogs for show. Sam was very active in the Animal Advisory Board of Clark County where he served as Vice-Chairman.

552 Ellen Way: Home of Perry Thomas, who was President of the Bank of Las Vegas.

553 Ellen Way: Home of Derald (Doc) and Betty Dokter. Betty was the daughter of pioneer residents Artemus and Alta Ham. The Dokters have resided here since 1960.

554 Ellen Way: Home to Don and Francis Brown for 39 years. Don was President of the Bank of Nevada and also served on the Clark County School Board.

History of the Neighborhood

555 Ellen Way: Home of Hank and Joann Henry who were burlesque entertainers from the Catskills. Hank was the headline entertainer at the Silver Slipper on the Strip. He made the movie Pal Joey with his friend and Godfather to his youngest son, Frank Sinatra. Neighbors still recall the many limos driving up with members of the Rat Pack for a party at the Henry's home, which lasted for several days.



555 Ellen Way

556 Ellen Way: Home of Charlie and Alva Shelton who were from Tennessee. They owned the Rowel, a western apparel store on the Strip. Charlie was well known for his many TV commercials for the Rowel.

557 Ellen Way: Home of the Manentes. Mr. Manente was the President of the First National Bank of Nevada.

558 Ellen Way: Home of Les and Elsie Goldring, owners of a small restaurant on Fremont Street.

544 Barbara Way: Home of Ted and Ann Otis of the Otis Elevator family.

History of the Neighborhood

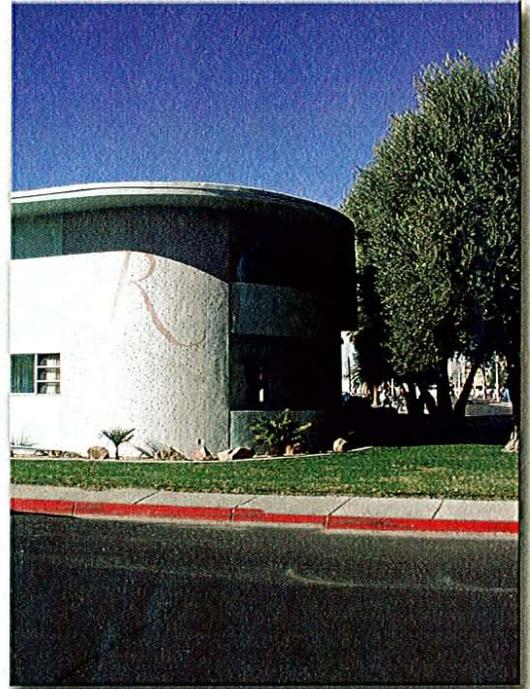
545 Barbara Way: Home of the Bergiel family. Mr. Bergiel was a casino worker at the Flamingo. His daughter, Amy, grew up in this home and later married Desi Arnaz Jr.



545 Barbara Way

559 Barbara Way: Wendell and Marion Bunker had this home built. Wendell was a former City Council member and also made an unsuccessful bid for Mayor.

1700 Rexford Dr.: The Rexford Condominiums were the first condos built in Las Vegas. Liberace's mother was one of the early residents.



1720 Rexford Dr.: C.D. Baker, one time Mayor of Las Vegas resided here. Baker Park, next to Fremont Middle School on St. Louis was named after him.

1700 Rexford Drive

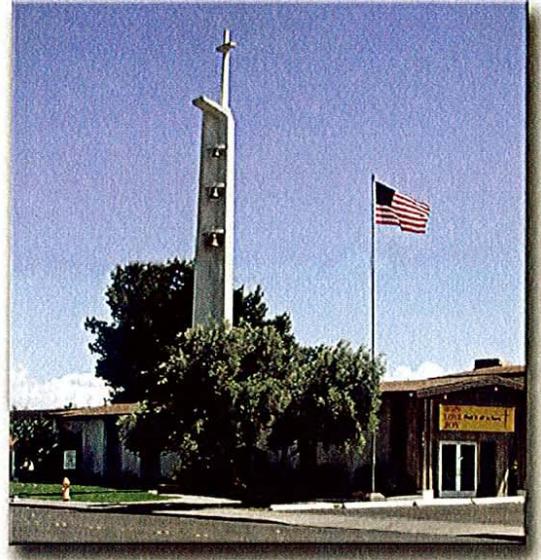
**1824 - 1900
Rexford Dr.:**

Beverly Plaza Co-op, was the first and the only legal co-op in the State of Nevada. Liberace owned three of the units, which was just down the street from where his mother resided.

History of the Neighborhood

580 St. Louis:

The Reformation Lutheran Church was the first Lutheran Church in the Las Vegas area when it was formed on October 31, 1948. The first permanent church site was at Charleston and Tenth Street. An offer was made for



580 St. Louis

that property in exchange for a site on the "outskirts of town" at St Louis and Beverly Way in 1954. The church was formally dedicated on September 23, 1956 and has remained an important member of the neighborhood.

702 St. Louis:

The Mesquite Club was founded by and for women in 1911 to enhance the development of culture in the community. Their early social events included their husbands and the many new school



702 St. Louis

teachers moving to the area. In 1946, they built this building and relocated from a downtown church. The Club is a member of the General Federation of Women's Club and has approximately 200 members.

1100 St. Louis:

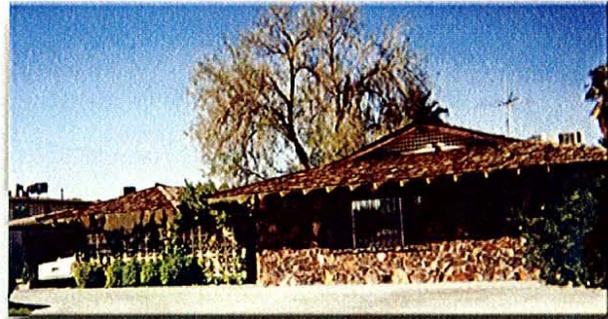
John C. Fremont Middle School was built in 1954 and was an elementary school the first two years it was open. Congresswoman Shelly Berkley, the Greenspan children and the siblings of Andre Aggasi are all alumni of the school.

History of the Neighborhood

544 Bonita Ave.: Home was first purchased by Dusty Springston who was the owner of the Las Vegas Bowling Alley on Las Vegas Boulevard near St. Louis. The home was later purchased by Charles and Julia Monahan. Charles was vice president of sales at Caesars Palace.

545 Bonita Ave.: Home of Dr. Daniel Zimmerman.

548 Bonita Ave.: Home of Bernard and Sibyl Minden, founders and owners of



545 Bonita Avenue

Minden Jewelers at the old Vegas Village in Commercial Center. Their son, Michael carries on the family business on West Sahara.

552 Bonita Ave.: Home of Jackie and Betty Mandell. Jackie was a host and pit boss at the old Dunes Hotel and Casino.



552 Bonita Avenue

553 Bonita Ave.: Home of Leon Unitin, a ladies shoes designer at Joseph

Magnin's on Las Vegas Boulevard. He later opened his famous store on Rodeo Drive in Beverly Hills.

History of the Neighborhood

556 Bonita Ave.: Home of Max and Ruth Nauman. Mr. Nauman was executive vice president of Southwest Gas.



556 Bonita Avenue

557 Bonita Ave.: Home of Art and Ellie Lurie. Art opened and operated several restaurants and bars such as the Forty Niner and Popo Restaurant on Eastern. Art was voted Man of the Year at the Italian American Club and is in the Boxing Hall of Fame. He served four governors on the Nevada Boxing Commission. He was



557 Bonita Avenue

active in raising funds for the YMCA and was Vice President of Temple Beth Sholom. Their son, Ron served as a councilman for 14 years and was elected Mayor of Las Vegas from 1987 until 1992.

560 Bonita Ave.: Home of Jim and Joann Murry. Mr. Murry was the



560 Bonita Avenue

representative for Music Corporation of America and handled most of the major talent on the Strip.

History of the Neighborhood

561 Bonita Ave.: Home was purchased by Jim Konys and rented to Eddie and Eleanore Doumani. Eddie was part owner of the Tropicana Hotel and owned the LaConcha Motel on Las Vegas Boulevard. Jim & Sue Konys moved into the house later. Jim was shift boss at the Sahara Hotel and later owned 5% of the Aladdin Casino where he was casino manager.

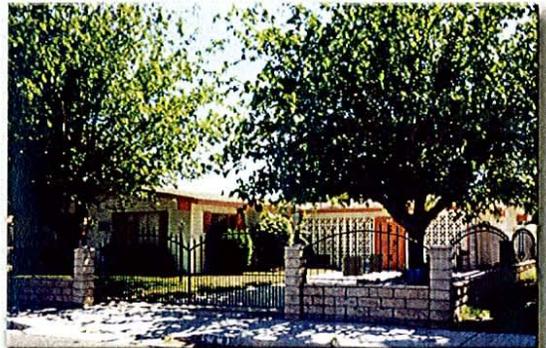
564 Bonita Ave.: The Ostap family had this home built. Mr. Arthur Ostap was head captain at the Riviera hotel Showroom.

565 Bonita Ave.: Home of Stan and Marva Rae who owned the Rocky Mountain Produce Company.



565 Bonita Avenue

568 Bonita Ave.: Home of Michael and Ruth Sarkis. Michael was a casino pit boss and Ruth was the owner of Frank's Safe and Lock Company on Main Street.



568 Bonita Avenue

569 Bonita Ave.: Home of Ted and Norma Sutula. Ted was at one time, pit boss at both the Sahara and Hilton Casinos.



569 Bonita Avenue

History of the Neighborhood

572 Bonita Ave.:

Home of the Murray Wallman family. The Wallman family were large property owners

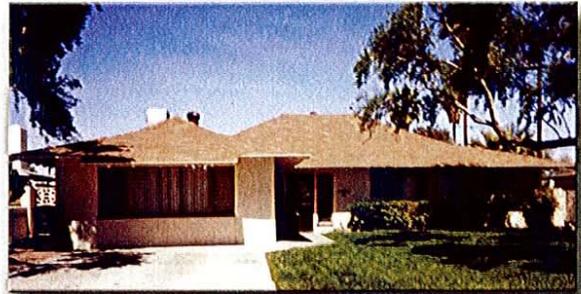


572 Bonita Avenue

and at one time owned most of Main Street South of Charleston. Their son-in-law was Mel Moss.

573 Bonita Ave.:

Home of Fred and Donna Mendendorf. They owned Dot's Flower Shop.



573 Bonita Avenue

576 Bonita Ave.:

Richard Longmire owned this home and also owned the Blue Onion Restaurant.



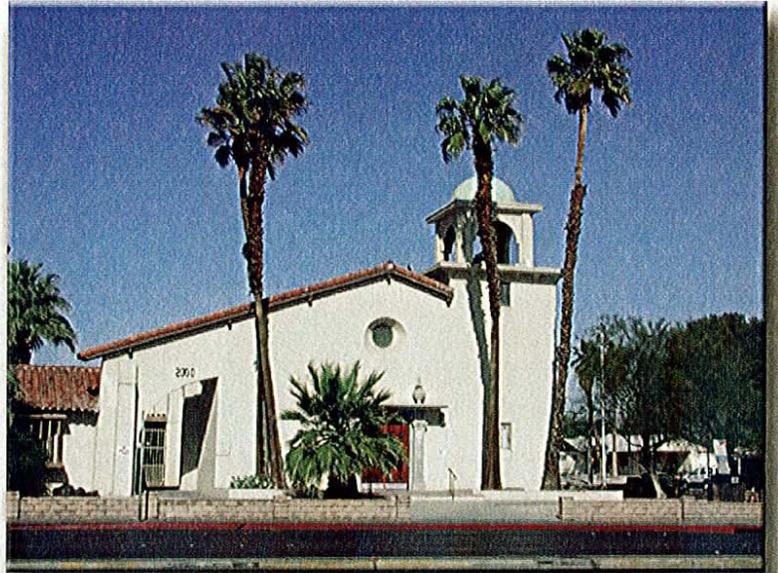
576 Bonita Avenue

577 Bonita Ave.:

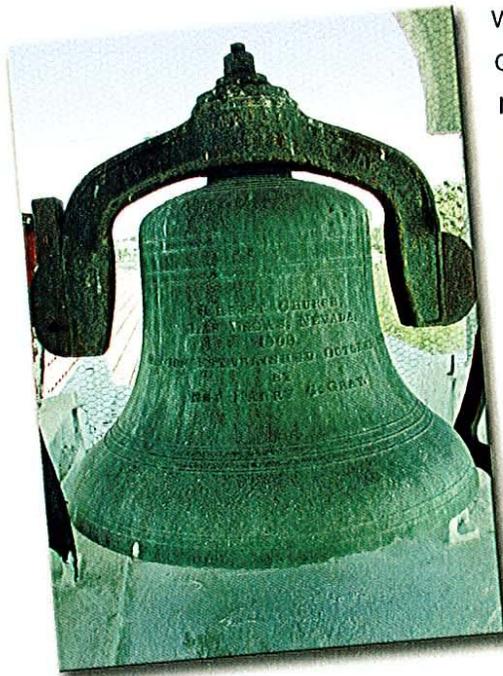
Home of Dean and Barbara Peterson. The Peterson's owned the Westward Ho Hotel and Casino and also built the homes on the north side of Bonita Avenue and the homes on the north side of the 500 block of St. Louis.

History of the Neighborhood

2100 Maryland Pkwy: The Episcopal Parish of Christ Church was originally located in the downtown area (1907-1953) close to the railroad station, roundhouse and saloons. Christ Church (1907) held the first church service in a consecrated church building



2100 Maryland Parkway



within the city of Las Vegas. They delighted the city with a call to worship by a ringing bell weighing 500 pounds which hung in the steeple of the church. When it became apparent they had outgrown that part of the City, land was donated at the corner of St. Louis and Maryland Parkway. The new church was consecrated in 1962 and that bell, which rang for 40 years in the downtown area now rings every Sunday in the neighborhood.

Demographics

A comparison was made between data from the 1990 and the 2000 national census. It wasn't possible to get an exact comparison since the census tract blocks were changed. As a result, a small section of data was included from the area just north of Oakey between Las Vegas Boulevard and 6th Street in the 1990 data. The 2000 data had a small area between Oakey and Hassett and 10th Street and Maryland Parkway. Even with these two minor discrepancies, the overall results clearly indicate several factors.

Two factors are found in the population and ethnicity comparison. In 1990, the overall population in the neighborhood was 2,661 residents. Ten years later, the population had increased nearly 25% to 3,534 residents (Chart A). Since no major new housing projects were built during the same time period in the neighborhood, it can be concluded that household family size has increased.

The second factoring trend found in the population and ethnicity data is the dramatic increase in the number of people of Hispanic heritage who now reside in the neighborhood. This segment of the population increased nearly 300% in the neighborhood, closely following the overall trend in the entire valley. When comparing other information from the census data, it can also be concluded that the Hispanic community tends to be younger with larger families. This could explain the decrease in educational levels achieved between 1990 and 2000 since many of the new residents are still in the primary school grades (Chart B).⁽¹⁾

The overall average household income levels show a slight decline (Chart C). Again, this can be attributed to the number of families with larger households. More residents are younger and still in school and have yet to reach the workforce.

Many members of the Planning Team believed that the number of housing units being rented had dramatically increased during the same ten-year period. The data does not support this belief (Chart D). In fact, the data shows that there was a slight increase in home ownership in the neighborhood. But for all intents and purposes, about half of all housing units are being rented versus owner-occupied. Of course, the data doesn't show the number of housing units that have tenants who just rent a room from the owner-occupied housing units.

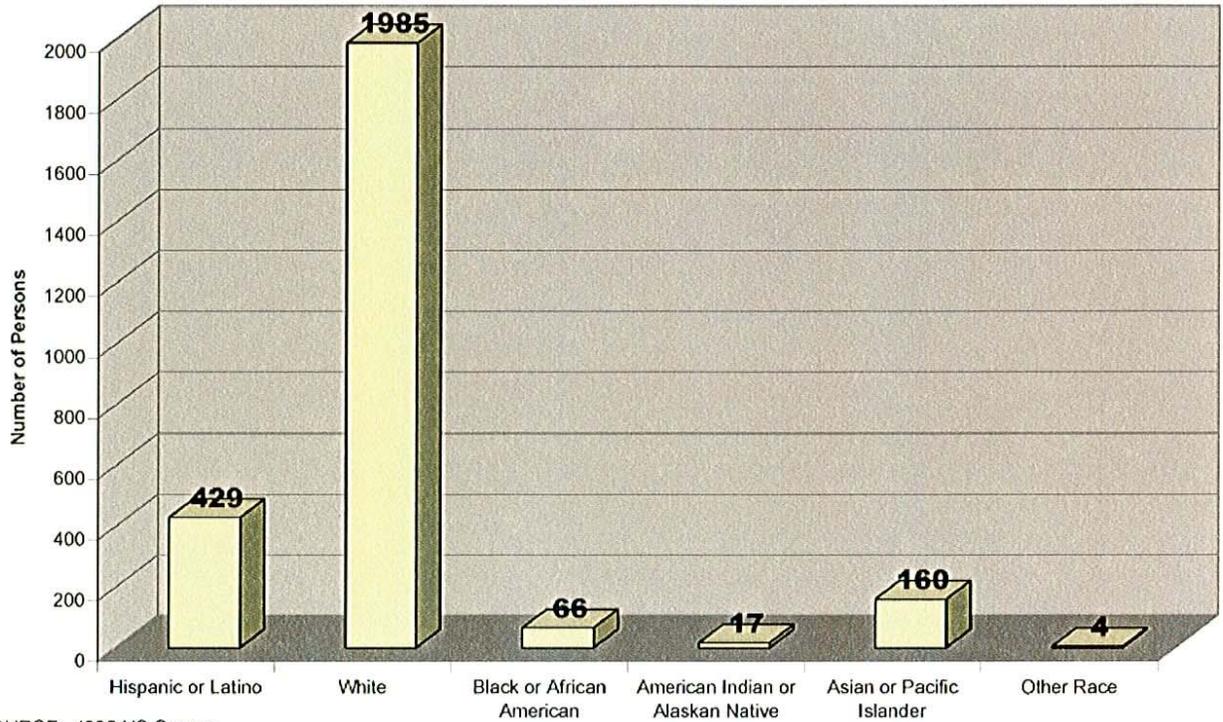
After careful analysis of the data comparison, the overall conclusion is that the population densities of the neighborhoods have increased and this increase can be attributed to the influx of larger Hispanic families into the neighborhoods.

⁽¹⁾ *Education level census data collects data for those 25 years old or over so the children are not factored into the data set.*

Demographics - Chart A

1990

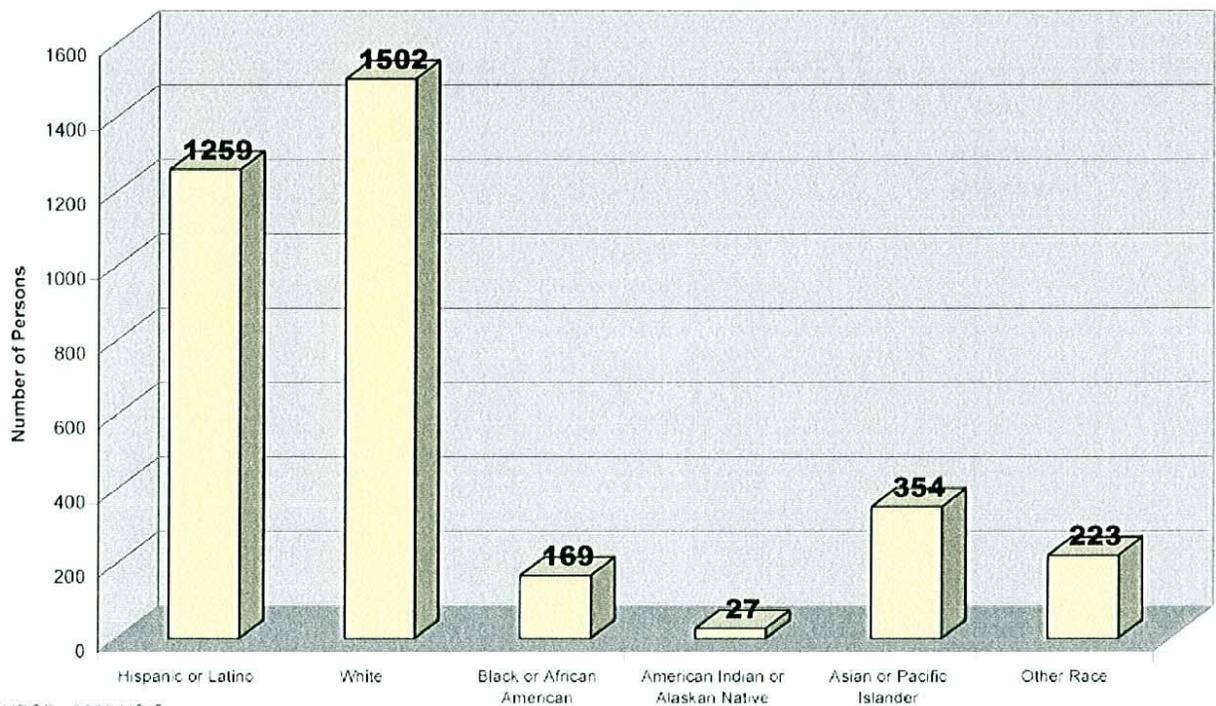
Population by Ethnicity



SOURCE: 1990 US Census

2000

Population by Ethnicity



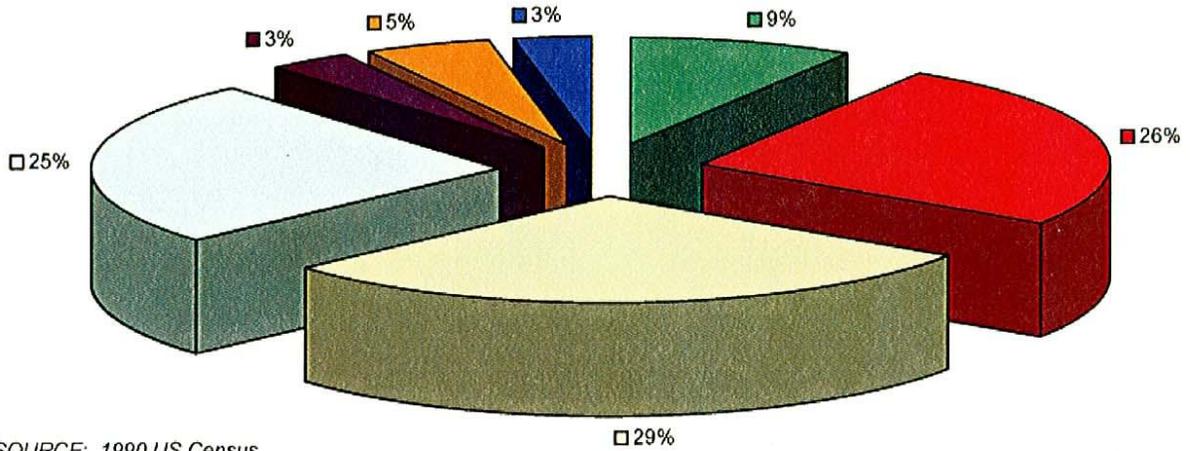
SOURCE: 2000 US Census

Demographics - Chart B

1990

Educational Attainment

- | | |
|---|---------------------------------|
| ■ Less than 9th grade | ■ 9th to 12th grade, no diploma |
| □ High school graduate (includes equivalency) | □ Some college, no degree |
| ■ Associate degree | ■ Bachelor's degree |
| ■ Graduate or professional degree | |

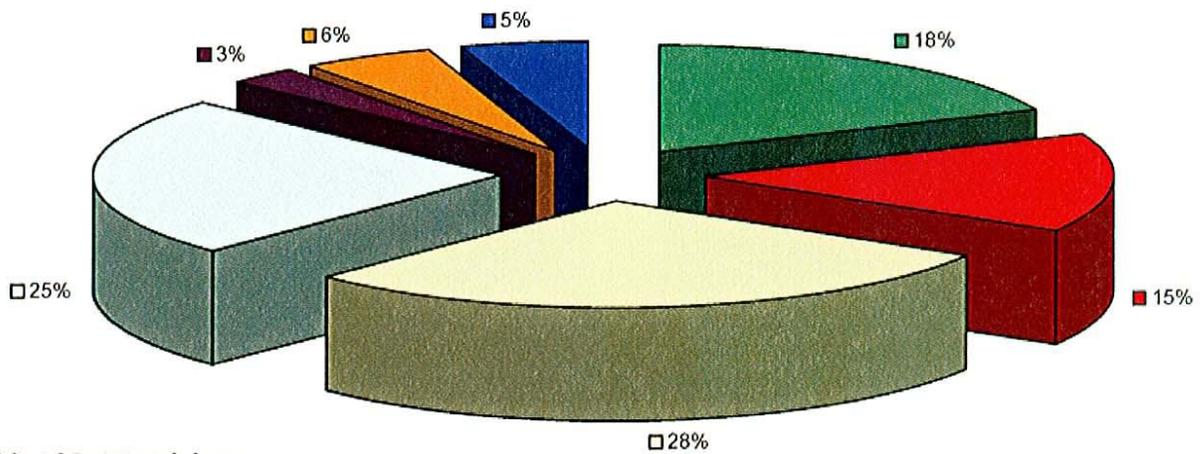


SOURCE: 1990 US Census

2000

Educational Attainment

- | | |
|---|---------------------------------|
| ■ Less than 9th grade | ■ 9th to 12th grade, no diploma |
| □ High school graduate (includes equivalency) | □ Some college, no degree |
| ■ Associate degree | ■ Bachelor's degree |
| ■ Graduate or professional degree | |



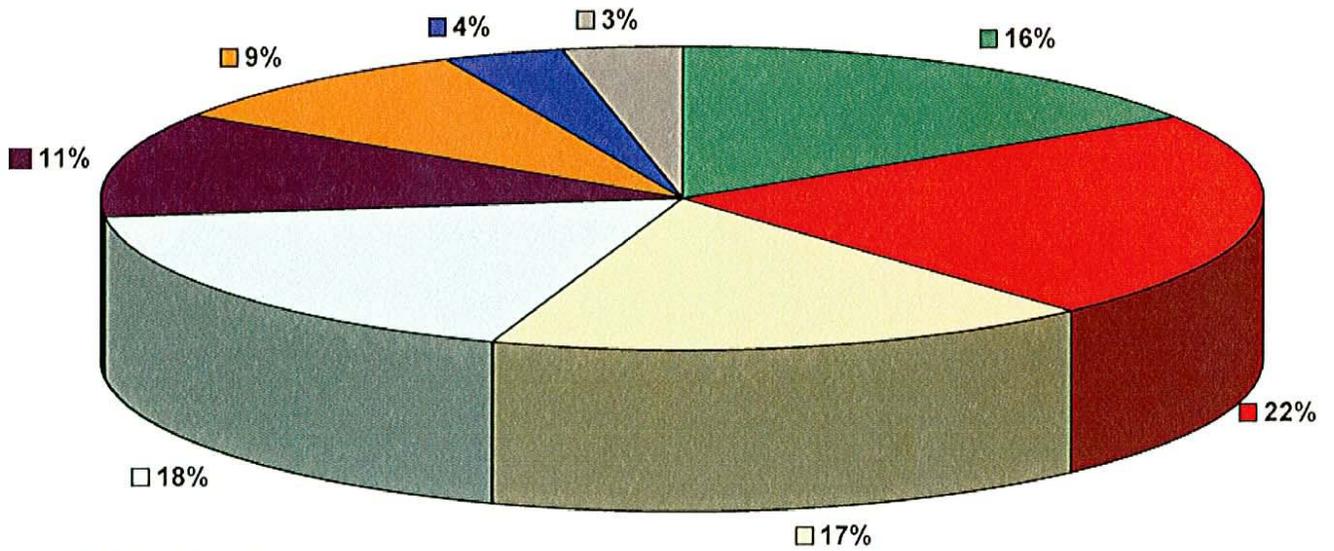
SOURCE: 2000 US Census

Demographics - Chart C

1990

Household Income

Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999
\$40,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more

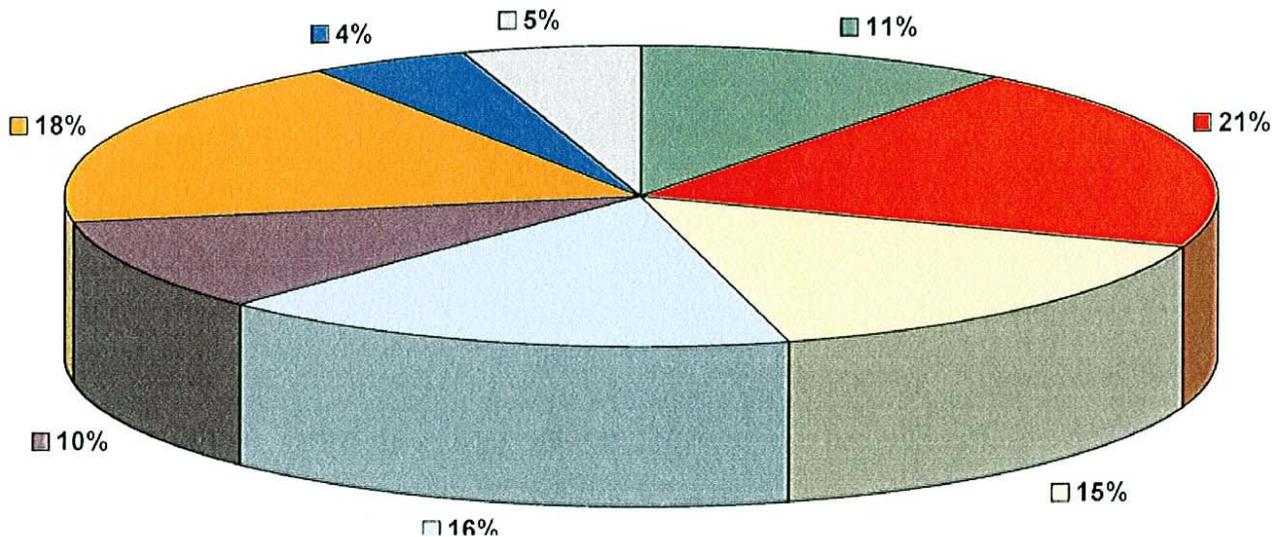


SOURCE: 1990 US Census

2000

Household Income

Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999
\$40,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more

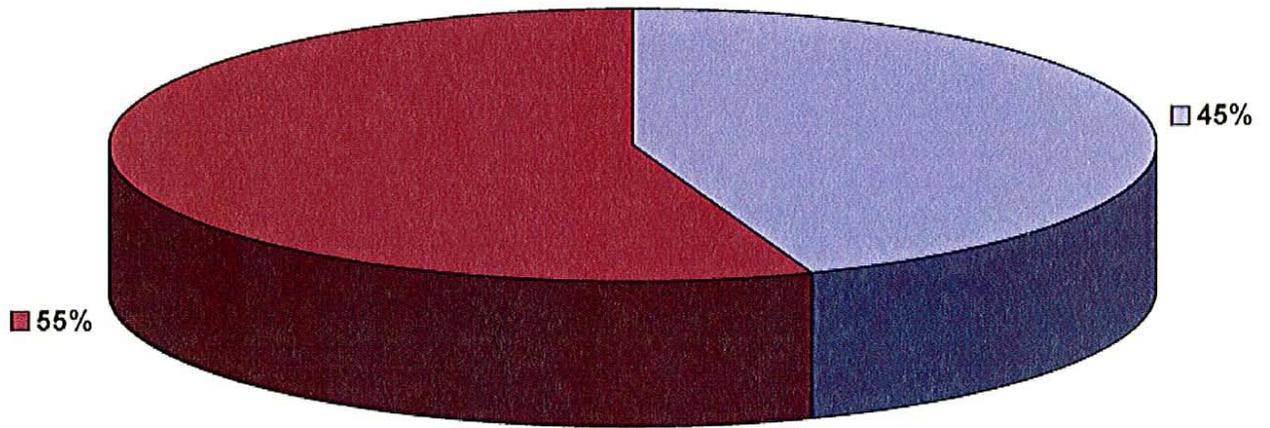


Demographics - Chart D

1990

Owner Occupied vs. Renter Occupied

■ Num of units owner occupied ■ Num of units renter occupied

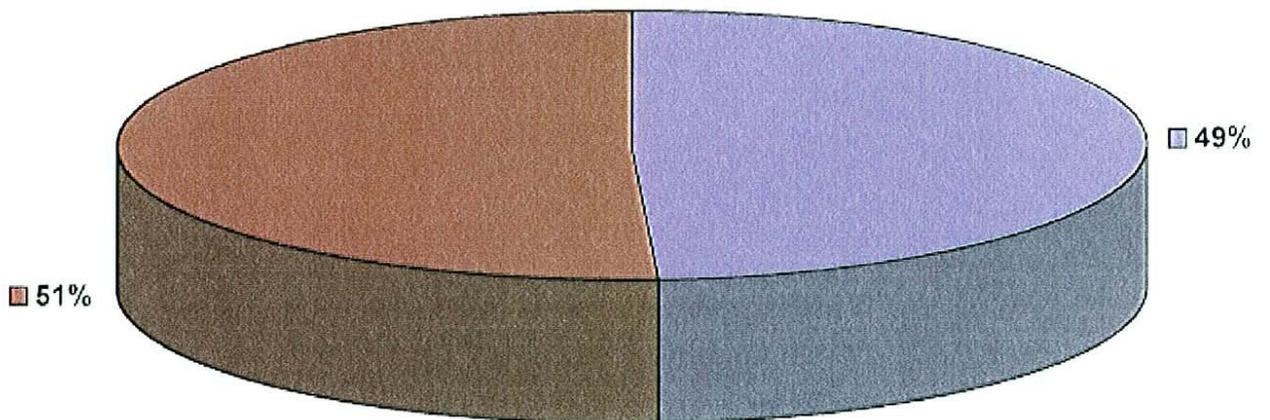


SOURCE: 1990 US Census

2000

Owner Occupied vs. Renter Occupied

■ Num of units owner occupied ■ Num of units renter occupied



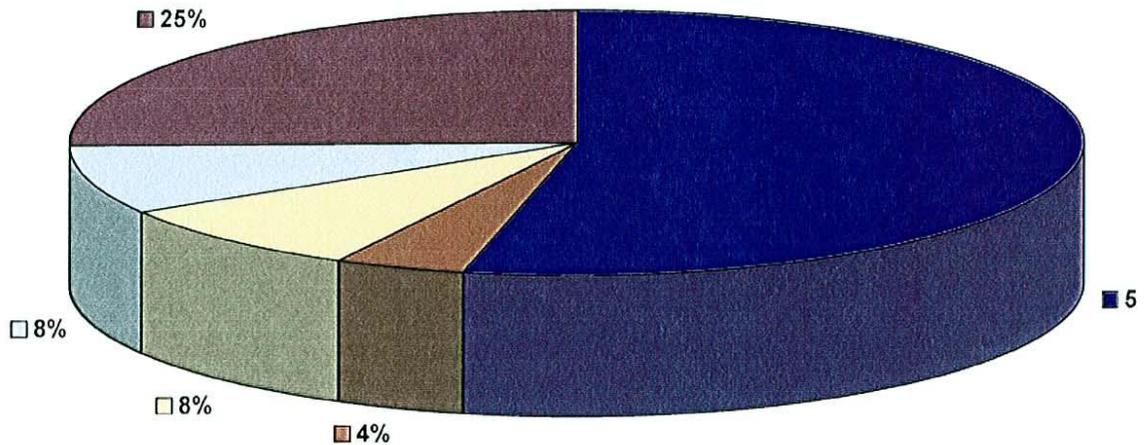
SOURCE: 2000 US Census

Demographics - Chart E

1990

Vacant Housing Units

- For rent - 51
- For sale only - 4
- Rented or sold, not occupied - 8
- For seasonal, recreational, or occasional use - 8
- Other vacant - 24

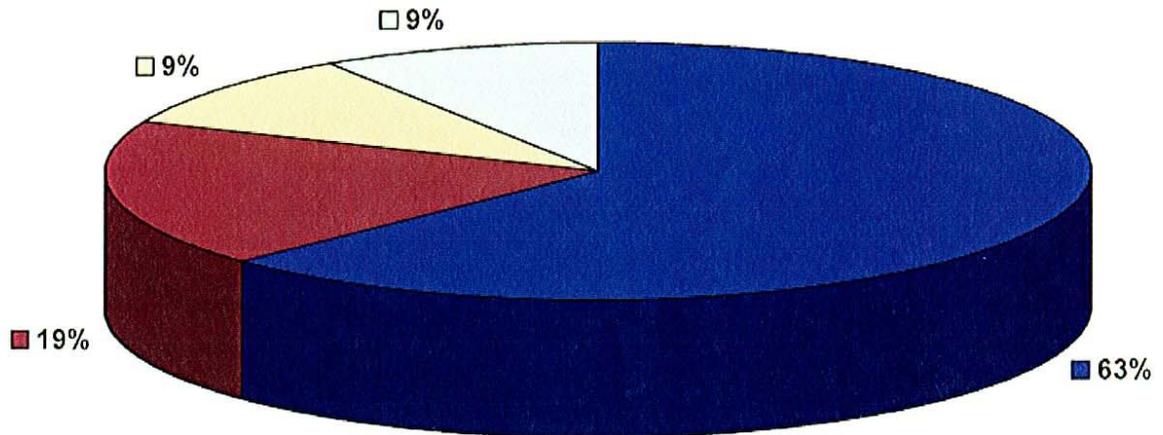


SOURCE: 1990 US Census

2000

Vacant Housing Units

- For rent - 54
- For sale only - 16
- Rented or sold, not occupied - 8
- Other vacant - 8



SOURCE: 2000 US Census

Current Conditions

A windshield survey was taken during the summer of 2002 of both the Beverly Green and the Southridge neighborhoods. The overall conditions were good and the vast majority of properties are well maintained. The survey, conducted by Planning Team members and city staff members, looked at the following six conditions: Vacant properties, landscaping, trash & debris, roofs, exterior surfaces and inoperable/unlicensed vehicles.

Vacant properties included homes for sale as well as underdeveloped/undeveloped land (Map 4). At the time of the survey, there were eleven homes on the market. The largest vacant tract was found on 6th Street, south of St. Louis. The land is divided into several parcels with the largest parcel being approximately 3.1 acres. The smaller parcels, mostly shallow lots fronting 6th Street, are zoned R-1, single family residential. Although there is currently no hard zoning on the larger parcel, it does have an 84-unit condominium project site development plan on file with the Planning Department. There was also a small concentration of several vacant buildings and parcels located off Sahara on private streets.

When surveying for landscaping, the teams looked to see if a property had any landscaping and if so, was it being well maintained (Map 5). If trees or grass needed to be trimmed or cut, then they were classified as in need of minor maintenance. Each property was viewed by a team from the city independently from the Planning Team surveys for a balanced, more objective report that reflects the standards for code compliance.

As can be seen from the trash and debris map (Map 6), there were several properties in need of some attention. As the teams viewed each property, if a carport or side yard was being used for storage, it was marked as "debris" since it is a property maintenance violation under the city's code. Given the close proximity to Las Vegas Boulevard and the frequent winds, it was not surprising to see a lot of paper and plastic throughout the neighborhood with the southwestern sections of the planning area affected the most.

If a building had more than half of its roof with missing or worn shingles, then it was marked as needing replaced (Map 7). Roofs with just a few missing or worn shingles were marked as needing repaired. Overall, this doesn't appear to be a major problem within the two neighborhoods.

Current Conditions

When looking at the exterior surfaces of buildings, the teams were looking for worn wood, chipping and peeling paint and broken or boarded up windows (Map 8). Most of the properties marked as needing minor repairs simply had paint chipping along eaves that were visible from the street.

Although the city of Las Vegas Code permits vehicles without tags to be parked in the driveway and carport, the Planning Team felt that even one unlicensed vehicle had a blighting effect on the neighborhood and was thus marked (Map 9). This doesn't appear to be a major problem for this area.

The Planning Team was also concerned about the number of adult group homes in the neighborhood. A check with the City's Business License Department revealed that there are eight (8) licensed adult care sites in the neighborhood (Map 10). Unfortunately, there are also several that are unlicensed. Although the Planning Team identified some of these, we were unable to mark them since they had not been proven to be group homes, just suspected.

The commercial business buildings that front Las Vegas Boulevard, Paradise Road and Sahara Avenue are, for the most part, older, outdated properties. It is expected that many of these will be redeveloped once the monorail is completed.

The sole park in the planning area, Baker Park, was recently given a multi-million dollar facelift by the City. The new pool house, playground equipment, lights, benches and sidewalks are now well utilized by residents. What was once an unattractive open space has now become the gem of the neighborhood.

The Clark County School District has approved plans to tear down and rebuild the Fremont Middle School within the next three years. This project will greatly enhance the community.

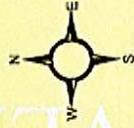
Windshield Survey Map

VACANT

CURRENT
CONDITIONS

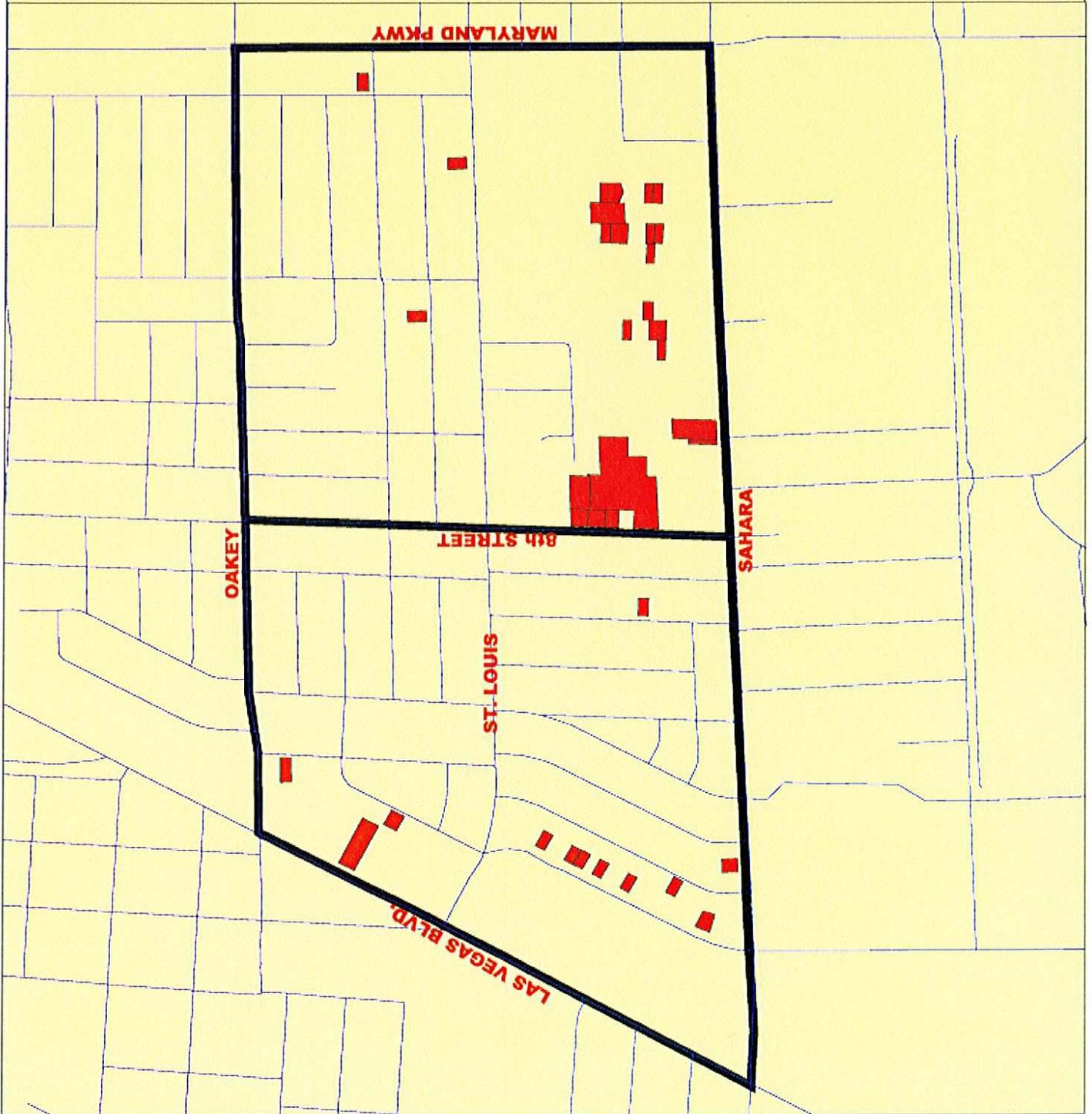
VACANT LOTS

MAP 4



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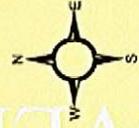
Windshield Survey Map

NO LANDSCAPE PRESENT
LANDSCAPE NEEDS MAINTENANCE

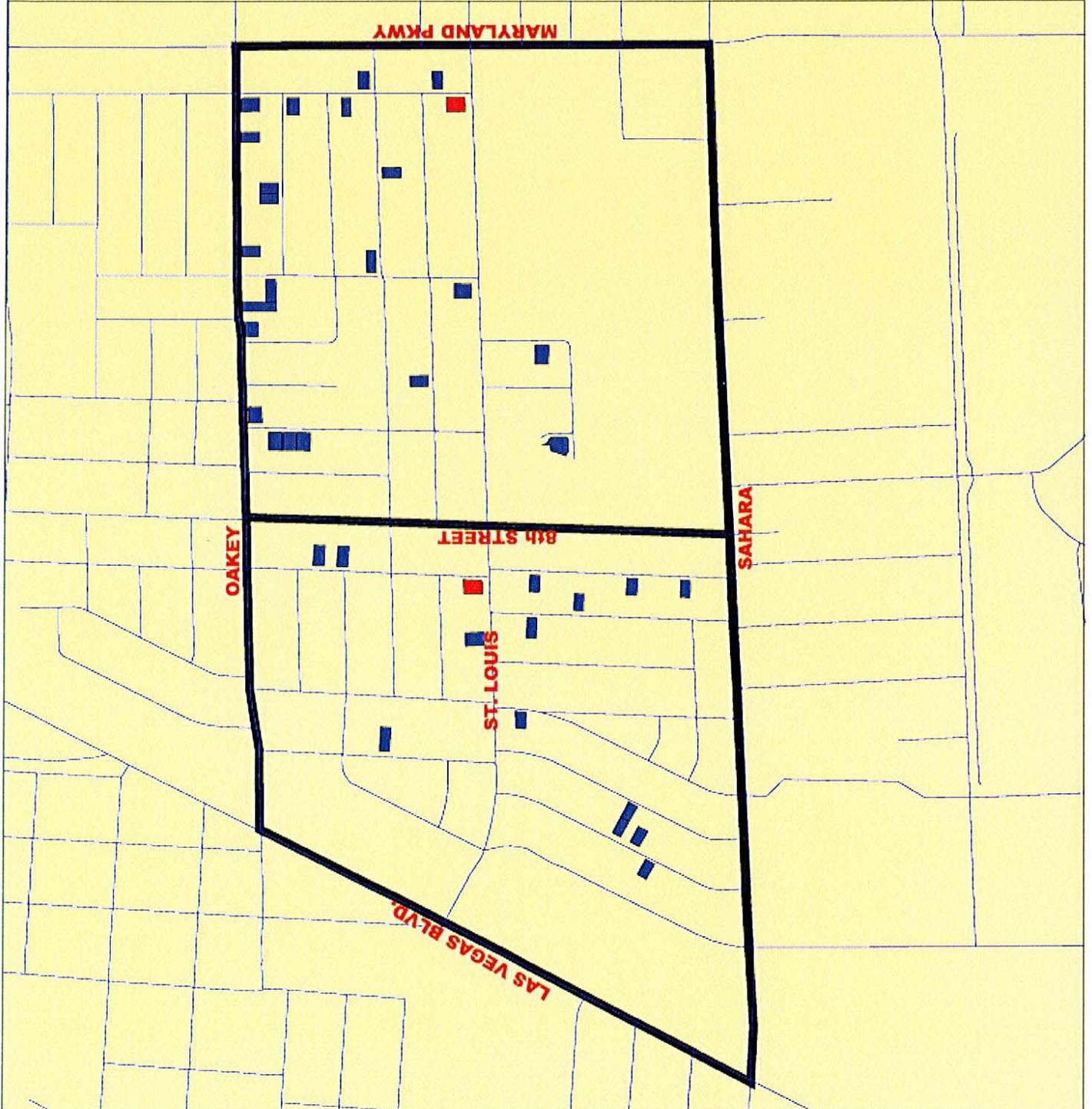
CURRENT
CONDITIONS

LANDSCAPING

MAP 5



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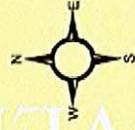
Windshield Survey Map

■ TRASH AND DEBRIS

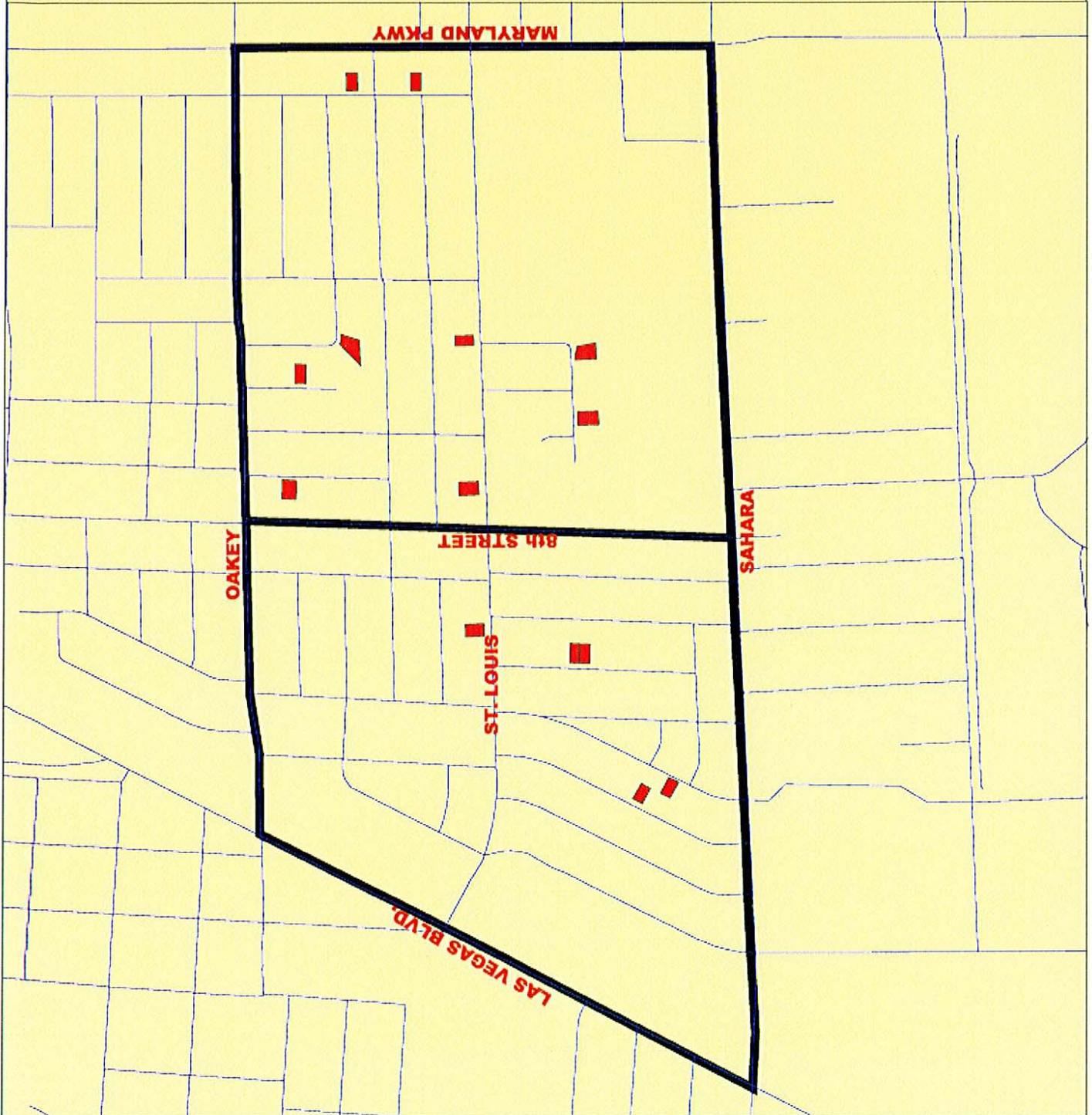
CURRENT
CONDITIONS

■ TRASH AND DEBRIS

MAP 6



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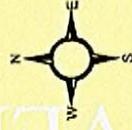
Windshield Survey Map

■ ROOF NEEDS REPAIR

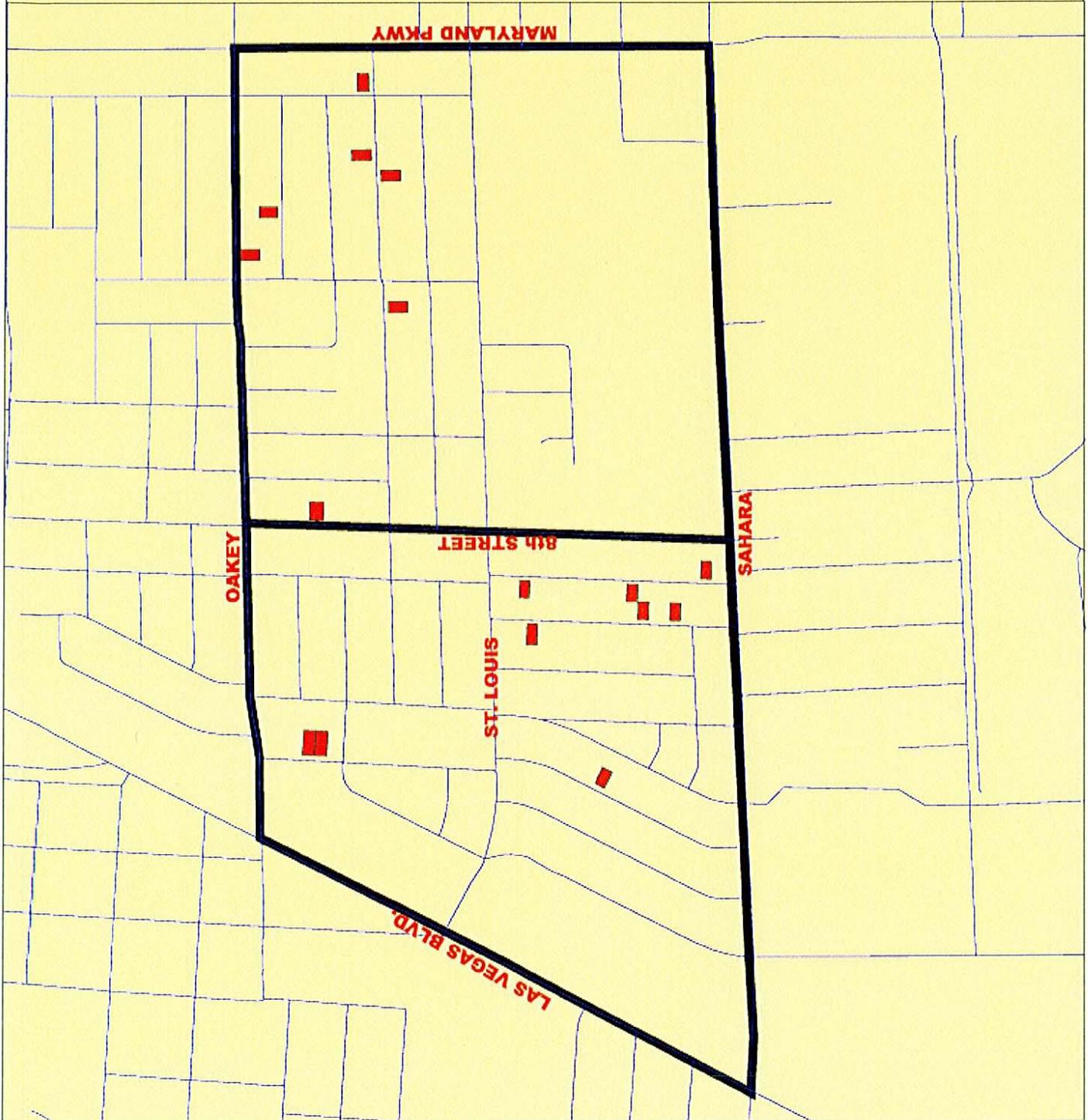
CURRENT
CONDITIONS

ROOF REPAIRS

MAP 7



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Windshield Survey Map

■ EXTERIOR SURFACES NEEDS REPAIR
■ EXTERIOR SURFACE NEEDS REPLACING

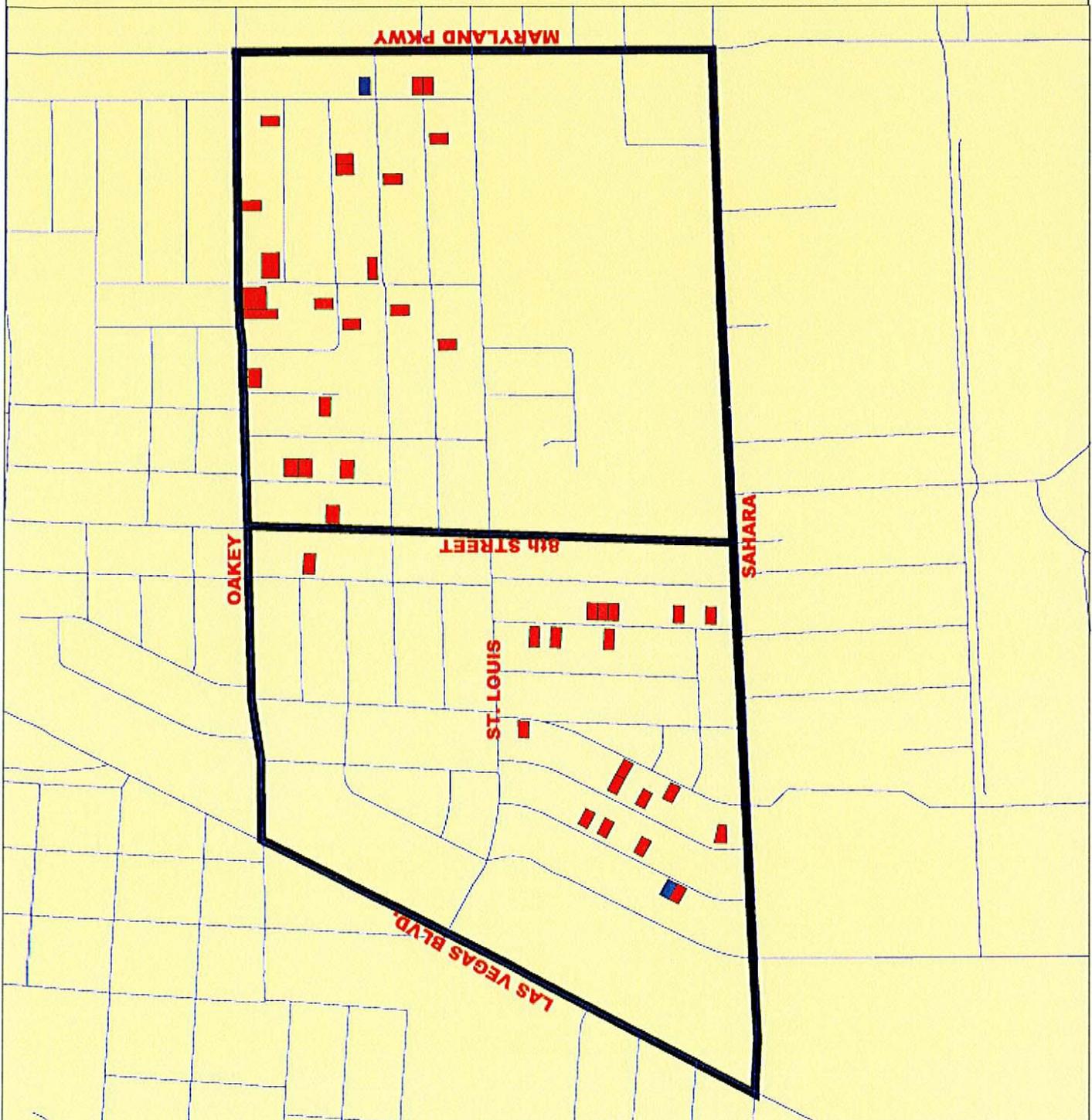
CURRENT
CONDITIONS

BUILDING
EXTERIORS

MAP 8



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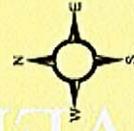
Windshield Survey Map

■ ABANDONED AUTOS

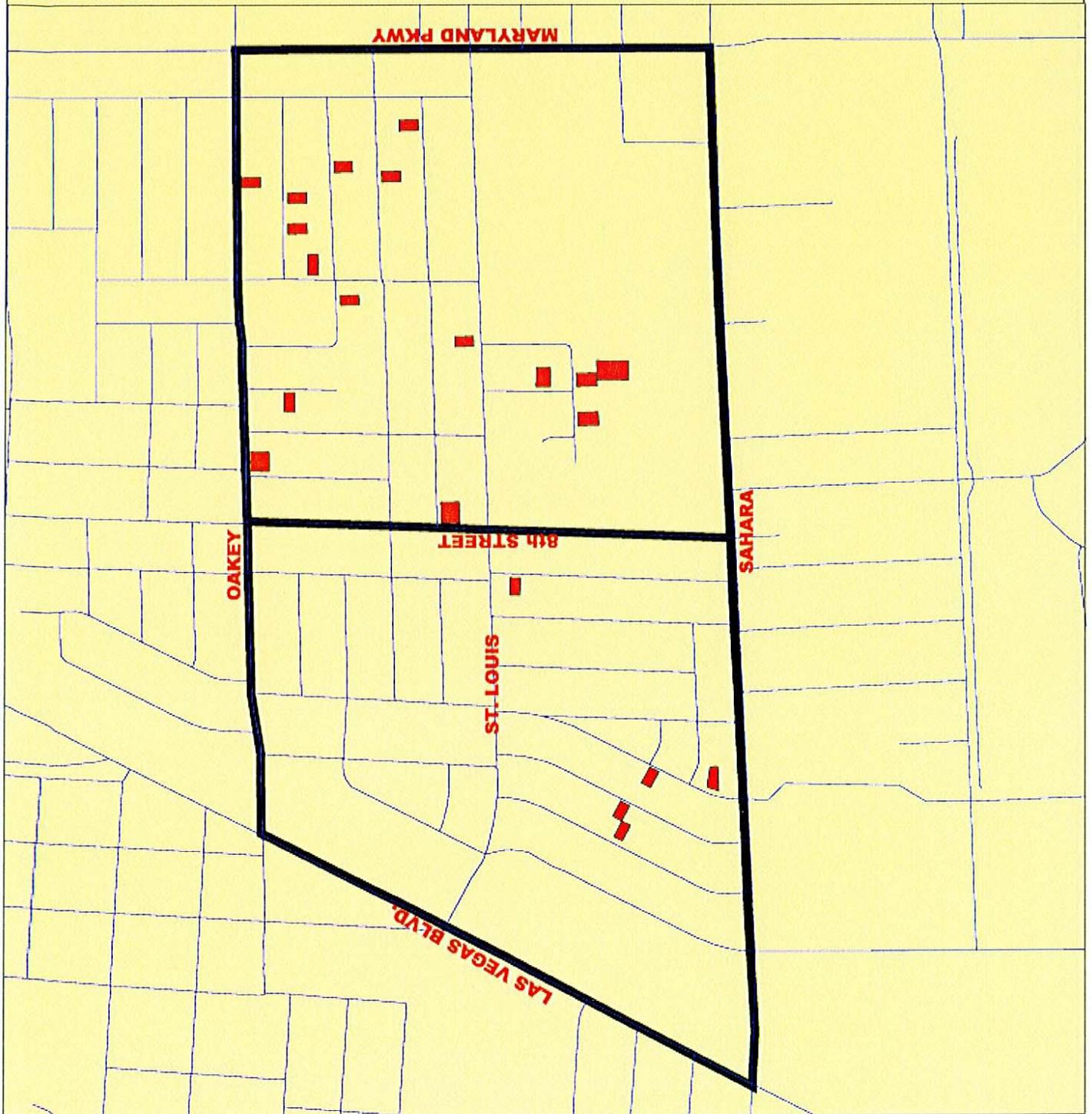
■ CURRENT
CONDITIONS

■ ABANDONED
AUTOS

MAP 9



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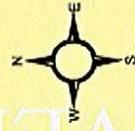


Licensed Adult Day Care Sites Map

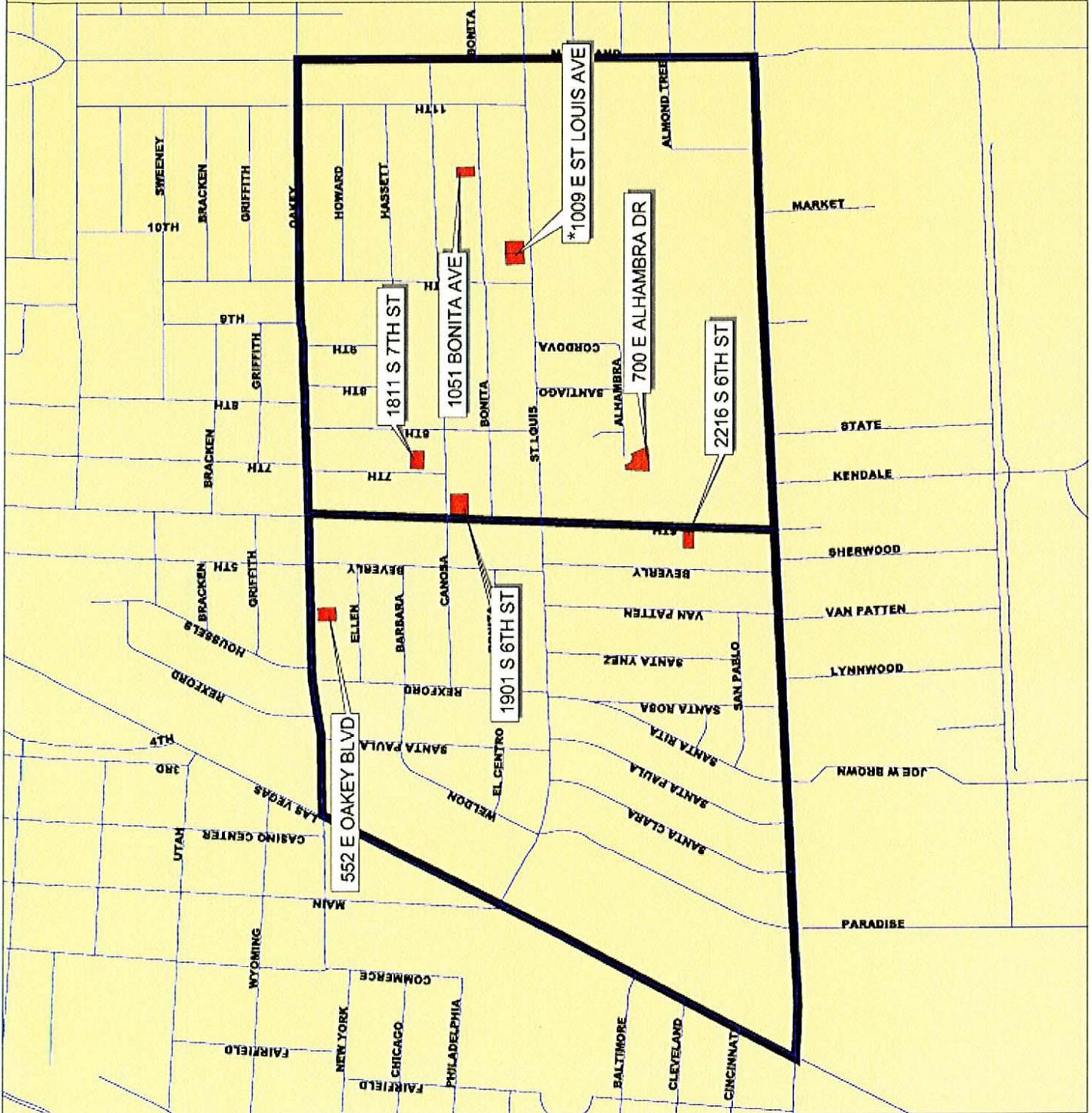
Adult Day Care Sites

* 1009 E. St. Louis has two business licenses

MAP 10



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Current Conditions

The Code Enforcement Sub-Committee of the Planning Team discussed the windshield survey results. The findings are as follows:

ISSUE: ***The lack of property maintenance by some property owners is having a negative effect on the Beverly Green and Southridge Neighborhoods.***

Goal: Support a program that will have 100% of the properties in the neighborhoods up to the city of Las Vegas minimum code standards within three years of adoption of the plan.

- Strategies:**
1. Educate neighborhood property owners and residents about the minimum property maintenance standards required by City Code by providing a user-friendly reference in both English and Spanish. It was determined by the Sub-Committee, after a review of Title 19, that even the most educated resident would have difficulty locating and understanding common issues in this format. If the community doesn't understand what codes are they can hardly try to comply with them.
 2. Neighborhood residents will provide friendly doorhangers explaining the six most blighting code violations and informing residents that assistance is available to bring them into compliance.
 3. Support a city sponsored neighborhood clean-up every year on the 3rd Saturday in March.
 4. Encourage a property-by-property assessment of the top six neighborhood identified code violations to be addressed, conducted by Code Enforcement. This will take place three times during the five-year duration of the plan.
 5. Support the enforcement of the three blighting issues caused by commercial business:
 - a. Support the conformance of bringing signage up to minimum city of Las Vegas standards within six months of the adoption of this plan by City Council.

Current Conditions

- b. Support the conformance of all businesses having the appropriate number and sized trash bins and that such bins are stored in an appropriate location.
- c. All vacant land and buildings are secure and free of trash and not posing a health or safety hazard.

ISSUE: ***Recognize two properties each month that have maintained excellent front yard landscaping.***

Goal: Promote pride in the neighborhood and encourage others to improve their front yard landscaping.

Strategy: **1.** Apply for a Neighborhood Partnership Fund Grant to fund the construction of two nice yard signs to be rotated each month.

2. Each neighborhood association would vote on which property would receive the award at their respective monthly neighborhood meetings.

3. The owner of the awarded property is encouraged to have the sign in their yard for a month.

Existing Land Use

Existing Land Use issues were a primary concern for the residents of the area (Map 11). Several factors including the gaming overlay and the proposed monorail have raised concerns on the future of the residential neighborhoods in the area and the possible zoning changes that might be proposed (Map 12). The Planning Team members, in consultation with the community-at-large, identified the seven most alarming land use issues that the area faces. These issues, along with goals and strategies for each, are outlined below.

ISSUE 1: *Gaming Overlay*

There is a Gaming Overlay (Map 13) that covers the southwest quarter of the planning area.

Goal: Support the limitation of any possible negative impacts this could have on the residential areas of the planning area.

Strategy: 1. Actively oppose any commercial expansion into the single family zoned area of the planning area.
2. Request state elected officials to remove the overlay from properties that are currently zoned (R-1) for single-family homes.

ISSUE 2: *Unlimited Building Heights along the East side of Las Vegas Boulevard.*

Residents expressed concern that under the 2000 Las Vegas Downtown Centennial Plan, there are no building height restrictions on properties along Las Vegas Boulevard extending to Paradise Road. In order to offset any negative impacts a high rise structure may cause if built along this corridor, residents propose the following:

Goal: Actively oppose any negative aesthetic effects a highrise structure may pose on the neighborhood.

Strategy: 1. Request that any development whose building foundation is within 300' of a property zoned for a single-family residential home be required to adhere to Title 19.08.060 Residential Adjacency Standards.

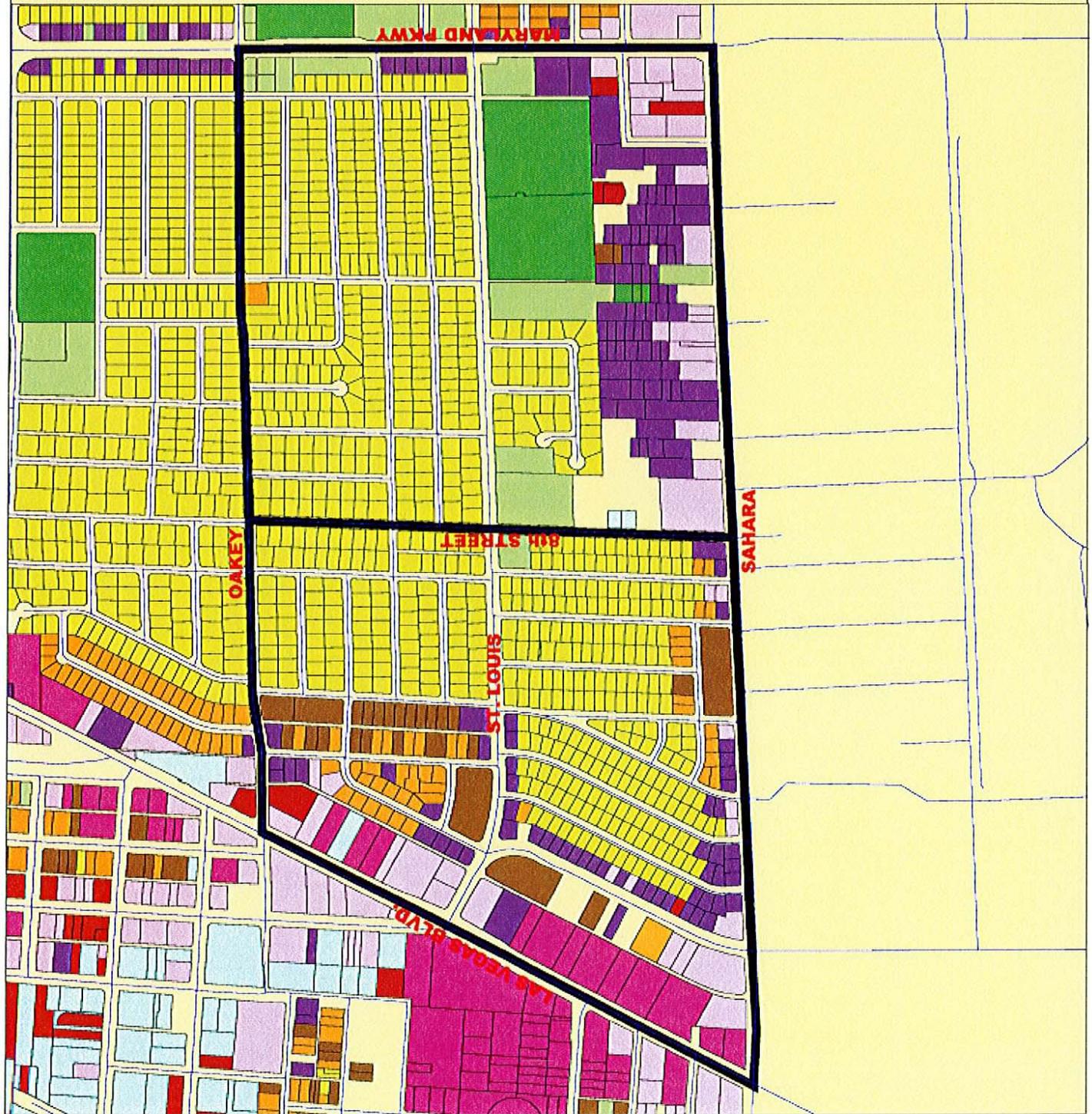
Existing Landuse Map

- Landuse
- Single Family
 - Mobile Homes
 - Plexes
 - Townhouses
 - Condominiums
 - Apartments
 - Group Quarters
 - Non-Profit Organizations
 - Religious
 - Tourist Commercial
 - Office
 - Service Commercial
 - General Commercial
 - Ind/Comm/Trans/Utilities

MAP 11



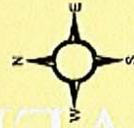
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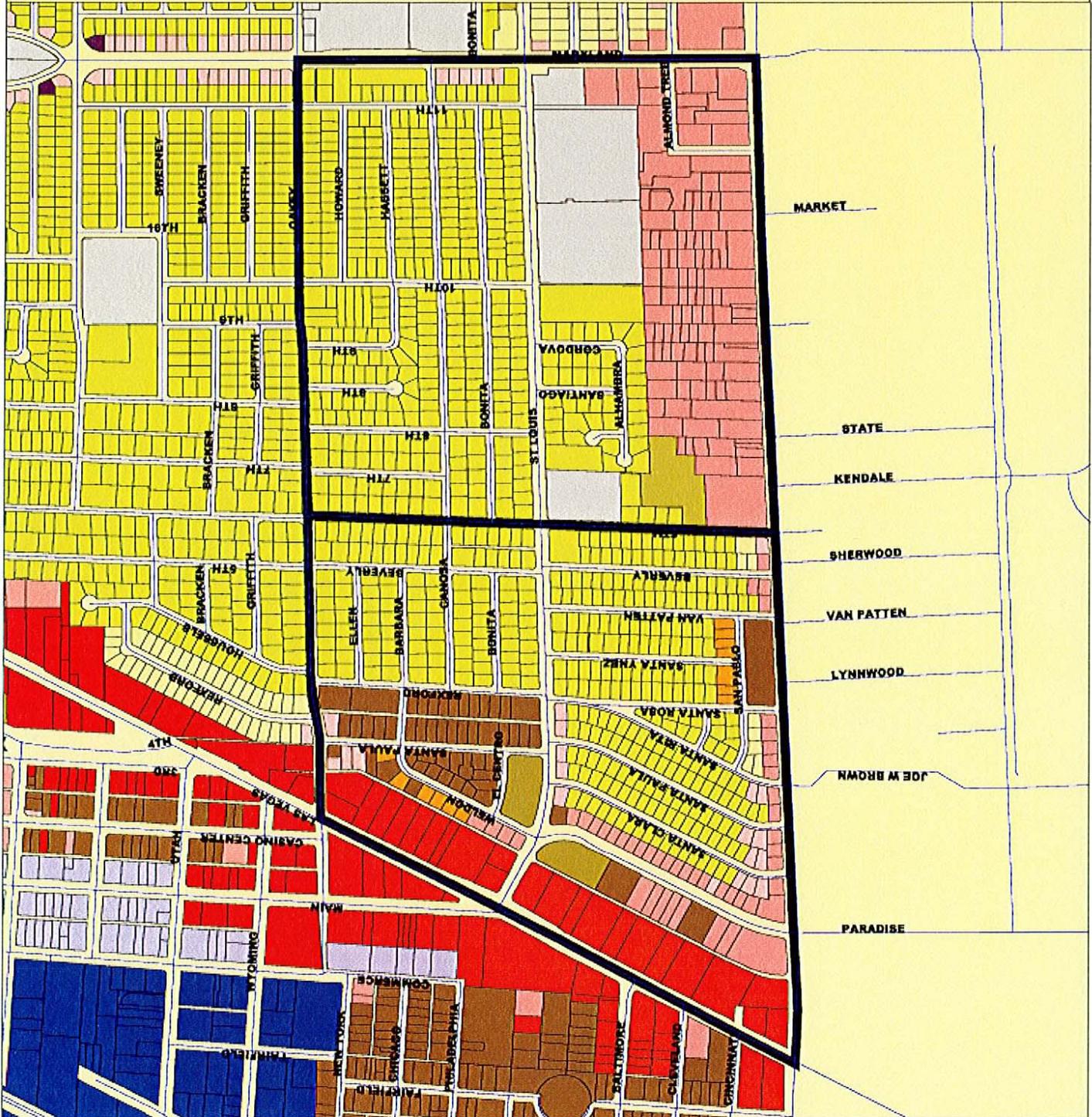
Zoning Map

Zoning	U	R-A	R-E	R-PD	R-1	R-MH	R-CL	R-2	R-3	R-4	R-5	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-M	M	C-V	C-PB	P-C	PD	TC
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MAP 12



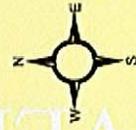
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Gaming Overlay Map

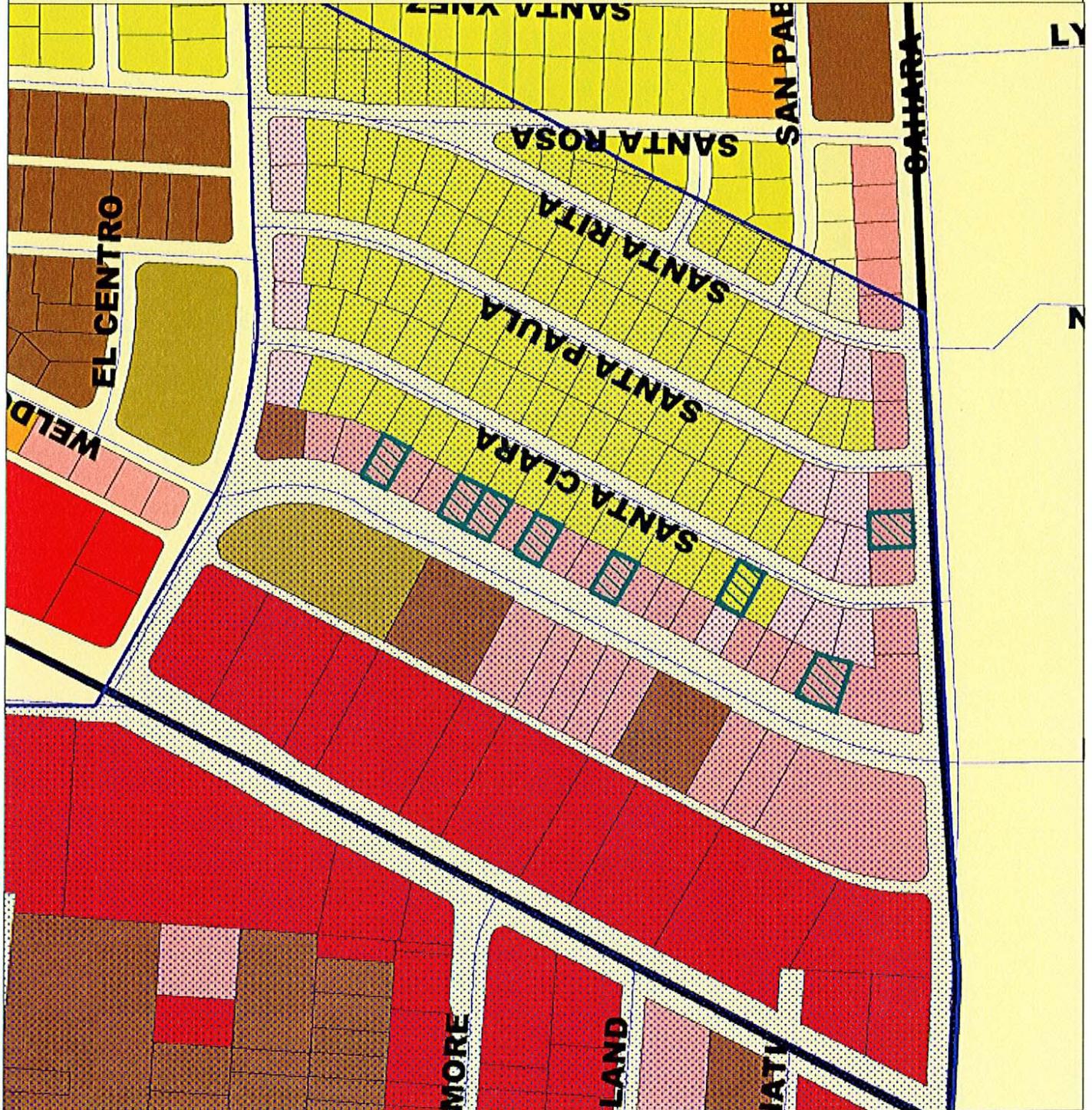
74	VACANT
63	Non-Restricted Gaming Overlay District
Zoning	
U	U
R-A	R-A
R-E	R-E
R-O	R-O
R-PD	R-PD
R-1	R-1
R-MH	R-MH
R-CL	R-CL
R-2	R-2
R-3	R-3
R-4	R-4
R-5	R-5
RAMHP	RAMHP
P-IR	P-IR
NS	NS
O	O
CO	CO
C-1	C-1
C-2	C-2
CM	CM
M-V	M-V
CPB	CPB
EC	EC
FD	FD
TC	TC

MAP 13



GIS maps are normally produced only to meet the needs of the city.

Due to continuous development activity, this map is for reference only.



Existing Land Use

2. Residents were also concerned with the possibility of amusement rides being developed within this same area and their negative impact on the quality of life in the neighborhood. To reduce this concern, residents propose the following:

Any amusement ride proposed for the area east of Las Vegas Boulevard and within this Neighborhood Plan's boundaries will be no higher than 50' from the natural grade of the ground.

That the above proposed standard is not an endorsement of amusement rides, just a standard for developers to consider for such projects in this neighborhood.

ISSUE 3: *Condition of private streets are poorly maintained.*

There are eight streets off of Sahara between 6th Street and Almond Tree Lane that are not city of Las Vegas owned and maintained streets. These streets for the most part, lack curbs and sidewalks and are generally below minimal city standards. As a result, the visual appearance gives the average person the perception that these are alleys. Problems that are normally found in alleys are found along these private streets such as illegal dumping, graffiti, abandoned autos and transients.

Goal: Support the bringing of these streets up to minimum city standards and elimination of the negative effects that are occurring.

Strategy: **Option 1.**

Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be at city cost.

Option 2.

Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be paid for via a Special Improvement District (SID).

Existing Land Use

Option 3.

Property owners could form a business owners association along each private street and use it to bring the street up to minimal city of Las Vegas standards.

Option 4.

Support the use of the tools already available to combat the blighting effects that the condition these private roads are causing.

ISSUE 4: Re-development along Sahara will take place in the near future with the development of the Mono-rail system.

Goal: Re-Development should reflect the growing urban nature of this part of the city of Las Vegas with mixed use projects.

Strategy: 1. Encourage the city of Las Vegas to market this area to potential developers and to highlight the opportunities in the area that would be compatible for both residents and commercial uses.

ISSUE 5: There are several undeveloped vacant lots in the neighborhood.

Goal: To develop these lots with projects that are compatible with the neighborhood.

Strategy: 1. Recommend that all potential developers interested in developing in the area consult with the neighborhood associations on any projects they propose.

ISSUE 6: Monorail station development.

Goal: Ensure that development around the monorail station(s) will be compatible with the traditional neighborhood.

Strategy: 1. Recommend that all potential developers in the area consult with the neighborhood associations on any projects they propose prior to submitting such projects for review by the Planning Commission.

Existing Land Use

ISSUE 7: *There are a large number of single family residentially zoned properties being used for group homes, adult care facilities, rooming houses and apartments.*

Goal: Support the closure of all illegal uses to reduce the impact of the legal uses

Strategy:

1. Support the identification of all residential properties with illegal uses and work with Code Enforcement to resolve.
2. Lobby elected officials to change the law which permits an unlimited number of group homes that can concentrate in one residential neighborhood.⁽²⁾

ISSUE 8: *Commercial encroachment threatens the residential areas.*

Residents do not want any additional single-family zoned properties to be re-zoned for more intense uses. The pressures for this process are primarily along both sides of St. Louis, the east side of 11th Street and the west side of Santa Clara. However, the properties on the west side of 6th Street between St. Louis and Sahara are also at risk.

Goal: Prevent commercial encroachment into the residential areas.

Strategy:

1. Educate current property owners about the negative effects of commercial encroachment on residential neighborhoods.
2. Inform property owners that the neighborhood association will actively oppose any such proposals.
3. The community will continue to be present at all Planning Commission and City Council meetings where proposals affecting the neighborhood are being considered.

⁽²⁾ *Currently Title 19 permits facilities to locate no closer than 660 feet from each other.*

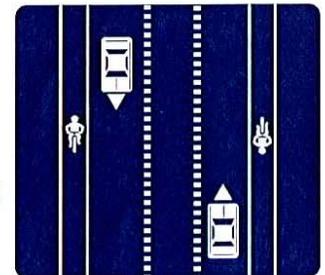
Traffic Issues

ISSUE 1: ***Residents expressed concern over the increasing volume and speed of vehicles in their residential neighborhood. Cut thru traffic appeared to be of greatest concern.***

Goal: Support methods that will reduce the volume and speed of vehicle traffic to make it a more pedestrian friendly neighborhood.

- Strategies:**
1. Have a volunteer from each neighborhood attend METRO's First Tuesday meetings to request that periodic traffic enforcement details be assigned to the neighborhood.
 2. Support the changing of all Yield signs within the neighborhoods changed over to Stop signs to reduce speeding;
 3. Support the installation of larger Dead End signs on Oakey on both approaches to 8th Place to reduce traffic on 8th Place;
 4. Support the installation of No Right on Red signs at the Sahara intersections of Paradise and Las Vegas Blvd.;

5. Support the restriping of Oakey to show one lane in each direction with a double yellow line to prevent passing and a solid white line to indicate parking on either side. This should reduce the speed along Oakey;



6. Support the changing of the intersection of St. Louis and 6th Street to a four way stop. This should reduce the speed of traffic on St. Louis;

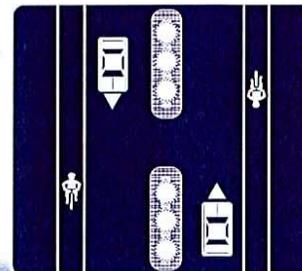


6th and St. Louis

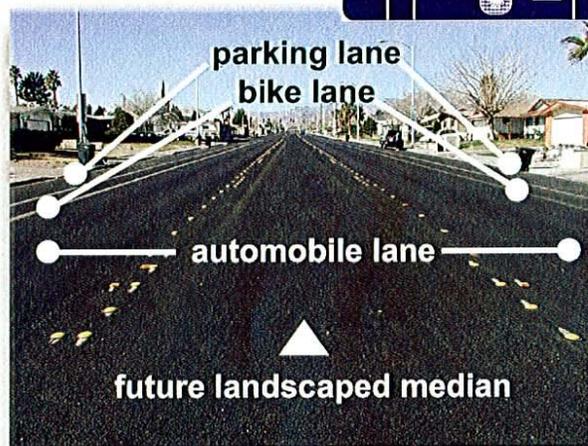
7. Support the installation of no left turn signs between the hours of 7:00 to 9:00 a.m. on the westbound side of Oakey as a possible solution of cut through traffic on Oakey.

Traffic Issues

8. Support the installation of a landscaped median on St. Louis and striping it as a one-lane in each direction with parking on each side. This should reduce the speed of traffic and bring the street more in line with the residential, minor arterial street that it is.



9. Support a landscaped median on St. Louis that would prevent making a left turn off of 10th Street. This would eliminate the cut through traffic to Sahara.



Example of restriping shown.

10. Support the installation of No Parking signs for street cleaning days. Streets remain dirty due to cars parking in the street on cleaning days;
11. Support the replacement of all street signs with new signs containing larger print. Planning team members felt the larger print would assist residents in navigating the streets in the area.

ISSUE 2: *Two of the private, supposedly dead-end streets, are being used to access the Trinity Life Center Church's parking lot to cut thru to St. Louis.*

Goal: Support the elimination of the thru traffic across the Church's parking lot.

- Strategies:**
1. Work with the Church to fence the back side of their parking lot.
 2. Work with the property owners along the two private streets to eliminate access to the Church parking lot.
 3. Work with Metro to enforce traffic laws forbidding cut thru traffic.

Public Safety Issues

As is found in most communities, residents were concerned about crime and general quality of life issues such as loud music, littering and loitering in and around their neighborhood. A check with the Las Vegas Metropolitan Police Department's (METRO) Downtown Area Command revealed two important facts regarding the Beverly Green and Southridge Neighborhoods. First, that there are currently no active blockwatch groups in either neighborhood and second, the crime rate is no higher than a similar neighborhood on the far west side of the city.

METRO compared a similar sized and type of neighborhood near Sahara and Jones. The comparison was for a six-month period from July through December 2002. This comparison was based on eight common calls for service. The study found that the areas were similar for these types of calls for service (Chart F). However, the general perception in the community as a whole is that the neighborhood has a much higher crime rate than the facts show.

Planning Team members believed that the following four issues were important enough in the community to address in this plan and are as follows:

ISSUE 1: The visible presence of police officers is not as high as the public would like it to be.

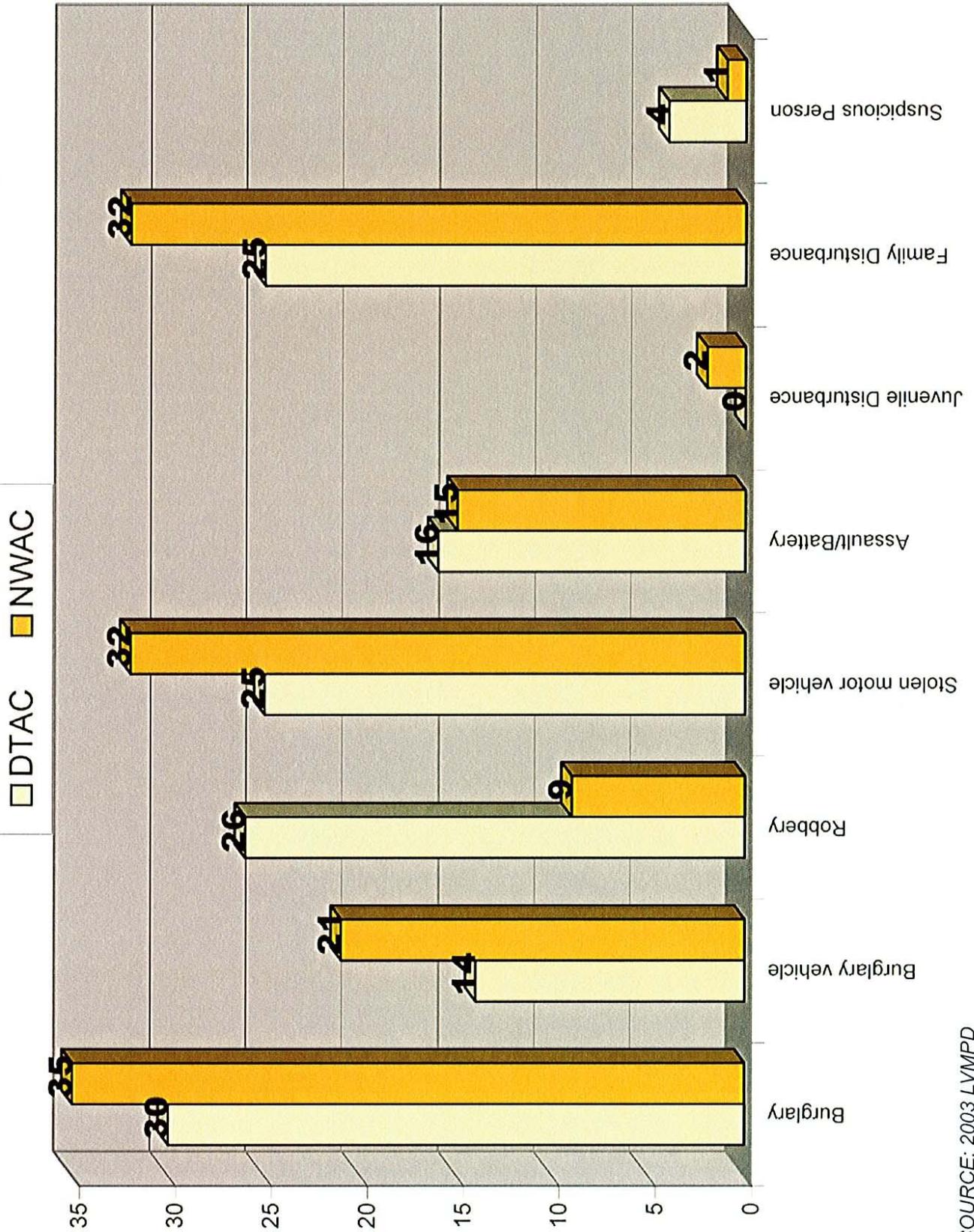
Goal: Support an increase of police officers in the neighborhood.

- Strategy:**
1. Have several community members attend the First Tuesday Open House at the Downtown Area Command every month to voice concerns in the area.
 2. Encourage residents to do ride-a-longs, if permitted, with patrol officers to increase the understanding of what it takes to patrol the neighborhood.
 3. Educate residents and business owners to use 311 and 911 to report all criminal activity in the area. Calls for service will increase patrols in the neighborhood.
 4. Support a bond issue for funding.

Number of Calls

June 2002 to January 2003

Chart F: DTAC Selected Calls for Service in Small Reporting Areas



SOURCE: 2003 LVMPD

Public Safety Issues

ISSUE 2: *Enhance communication and cooperation between the City Marshals' office and the Metropolitan Police Department when responding to calls for service in Baker Park.*

Goal: Encourage the reduction of the response time for calls for service in the park.

Strategy: Meet with officials from both departments to have an open dialogue on the community's issues regarding security at Baker Park.

ISSUE 3: *There is a perception that the area is more crime-ridden than other similar neighborhoods in Las Vegas.*

Goal: Help change people's perception of the neighborhood to a positive one.

Strategy:

1. Contact all local media sources and encourage them to report correct information about the neighborhood when reporting on events in the area.
2. Encourage the increase of the number of active blockwatches in the neighborhood. The more blockwatches, the less crime, the less negative publicity the area will receive.
3. Hold a safety fair once a year in conjunction with National Night Out.

ISSUE 4: *Noise pollution is high in the neighborhood.*

Goal: Support the reduction of the level of undesirable noise in the residential areas.

Strategies:

1. Support a ban on any new urban heliports;
2. Request that the city conduct regular volume tests at the outside concert facility at the Stratosphere.
3. Support a request to the Stratosphere to have the stage face either north or south and not towards the residential areas to reduce the distance the sound will carry into the neighborhood.
4. Write down the license plate number of cars that drive in the neighborhood with the stereos blasting and report them to the police.
5. Support stronger local noise laws.

Action Plan

Planning Team members discussed the issues, strategies, and goals of their neighborhood plan and developed the prioritized action plan as called for by city of Las Vegas Resolution R-27-98. The topics and order of importance to the community are as follows: Property Condition, Land Use, Traffic Mitigation, and Public Safety.

- 1. Property Condition: It is believed that by addressing individual property maintenance issues throughout the two neighborhoods and bringing each up to the city's minimum standard that the overall effect on the community will be dramatic.**

This can be accomplished by supporting the implementation of the plan's eight strategies under the Current Conditions section of the plan beginning with Strategy 1: Educating property owners on the minimum code requirements of the city of Las Vegas.

- 2. Land Use: Due to the close proximity to the Strip and Downtown, there has been increasing pressure to re-zone single family zoned property in the neighborhood to office commercial zoning. This pressure is not welcomed by these two communities that wish to retain the residential nature of their community.**

By supporting the recommended strategies outlined in the Existing Land Use section of this plan, the community believes this will be accomplished.

- 3. Traffic Mitigation: The overall growth of the Las Vegas Valley and the intense redevelopment that is taking place along the Strip and in Downtown are generating additional traffic that is finding its way onto local residential streets in these two neighborhoods. This is having a negative effect on the quality of life for residents in these two neighborhoods.**

Action Plan

After several community discussions and meetings with the city's traffic engineering staff, a plan was developed to address some of the more local traffic concerns found in the Traffic section of the plan. However, planning team members felt that a comprehensive traffic study for the entire Huntridge section of the city of Las Vegas bounded by the streets of Maryland Parkway, Charleston Boulevard, Sahara Avenue, and Las Vegas Boulevard is needed to adequately address these problems.

- 4. Public Safety: The overall concern is that the public has a negative image of these two neighborhoods as crime-ridden.**

The Metropolitan Police Department records and statistics do not support this negative image. By supporting the implementation of the strategies outlined in the Public Safety section of the plan, it is believed this perception will change over time and truly reflect the safe neighborhood that residents know it is.

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Appendix

* CONTENTS

MEETING NOTES

AGENDAS

SIGN-IN SHEETS

Southridge / Beverly Green Neighborhood Associations Planning Team Meeting

The Southridge / Beverly Green Planning Team invites all residents and property owners to participate in a discussion of the development of a Neighborhood Plan.

Wednesday, April 10, 2002
John C. Fremont Middle School
Multi-Purpose Room
1100 E. St. Louis Ave.
7:00 - 8:00 PM

Please mark your calendars for this special meeting. If you have any questions, contact John Delikanakis, Beverly Green Neighborhood Association president, at 869-4824, Jack Levine, Southridge Neighborhood Association president, 378-7055 or Yorgo Kagafas, neighborhood planner, at 229-4607.



Southridge / Beverly Green Neighborhood Associations Planning Team Meeting

The Southridge / Beverly Green Planning Team invites all residents and property owners to participate in a discussion of the development of a Neighborhood Plan.

Wednesday, April 10, 2002
John C. Fremont Middle School
Multi-Purpose Room
1100 E. St. Louis Ave.
7:00 - 8:00 PM

Please mark your calendars for this special meeting. If you have any questions, contact John Delikanakis, Beverly Green Neighborhood Association president, at 869-4824, Jack Levine, Southridge Neighborhood Association president, 378-7055 or Yorgo Kagafas, neighborhood planner, at 229-4607.



Beverly Green/ Southridge

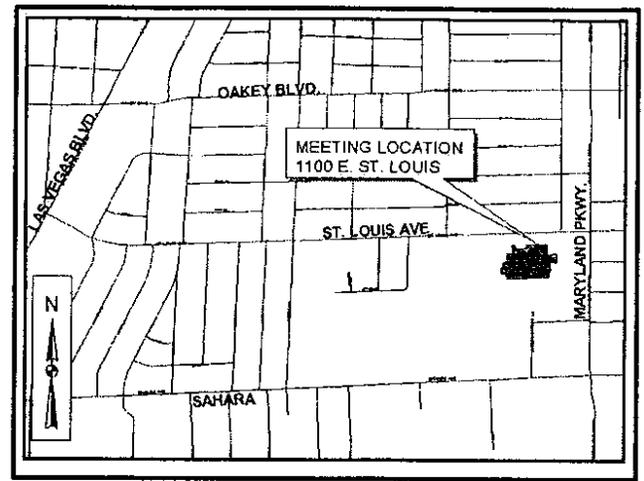
2nd Community Neighborhood Plan Meeting

Tuesday, October 8, 2002 at 6 pm

**Fremont Middle School Multi Purpose
Room
1100 East St. Louis**

Planning team members would like to invite all residents and property owners to hear a progress report and participate in reviewing and reaching consensus on the vision statement and issues to be included in the Beverly Green/ Southridge Neighborhood Plan.

**Please mark your calendars
for this special meeting.**



If you have any questions regarding this meeting, contact:

John Delikanakis, Chair, Beverly Green/
Southridge Neighborhood Planning Team,
869-4824

Yorgo Kagafas, Neighborhood Planner,
229-4607

Beverly Green/ Southridge

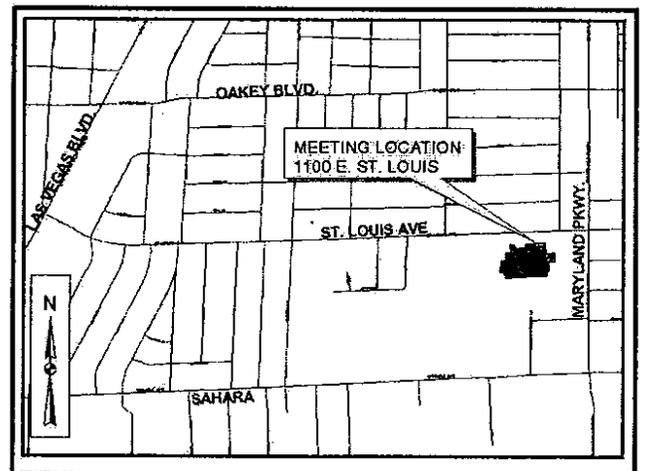
2da Reunión de la Comunidad sobre el Plan Vecinal

**Martes, 8 de octubre del 2002
a las 6 p.m.**

**en
Salón Multi Usos de la Escuela Secundaria
Freemont
East St. Louis # 1100**

Los miembros del equipo de planificación, tienen el gusto de invitar a los vecinos y propietarios a escuchar un reporte sobre los avances y a participar en la revisión y ponerse de acuerdo sobre el lema y otros asuntos que se incluirán en el Plan Vecinal de Beverly Green /Southridge.

**Por favor anote en su
calendario la información de
esta reunión especial.**



Si tiene preguntas concernientes a esta reunión, comuníquese con:

John Delikanakis, Presidente,
Equipo de Planeación Vecinal de
Beverly Green/Southridge
869-4824

Alma Estrada, Analista
229-4896

JOIN US

*Beverly Green / Southridge
Neighborhood Association*

SATURDAY, JUNE 14TH @ 10:00 A.M.

Reformation Lutheran Church • 580 E. St. Louis
(Corner of 6th and St. Louis)

**3rd Community Meeting of the
Neighborhood Planning Process**

For more information contact Yorgo Kagafas at 229-1522.



JOIN US

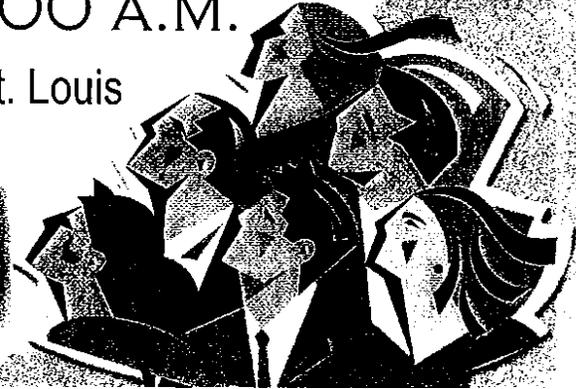
*Beverly Green / Southridge
Neighborhood Association*

SATURDAY, JUNE 14TH @ 10:00 A.M.

Reformation Lutheran Church • 580 E. St. Louis
(Corner of 6th and St. Louis)

**3rd Community Meeting of the
Neighborhood Planning Process**

For more information contact Yorgo Kagafas at 229-1522.



**Beverly Green/Southridge
1st Planning Process Community Meeting
Fremont Middle School
April 10, 2002 7 p.m.**

Advertisement: All property owners and tenants were mailed notices on March 29, 2002. Flyers were also distributed to residents.

Attendance: 52 people attended this meeting however, only 45 signed in.

Summary:

The meeting began at 7:05 p.m.

Yorgo Kagafas, Neighborhood Planner, explained the Neighborhood Planning Process requirements. There were no questions or comments at this time. He stressed the fact that this process will be 100% driven by and for residents in the neighborhood. He also stated that there were four (4) goals to be accomplished at the meeting.

The first goal was to obtain a vote from the community on whether to proceed or not with the Neighborhood Planning Process. All were in favor, none were opposed.

The second goal was to endorse the proposed planning boundaries. The community voted to endorse the boundaries as follows: North – Oakey, South – Sahara, West – Las Vegas Boulevard, East – Maryland Parkway. This was also a unanimous vote.

The third goal was to recruit and endorse the Planning Teams. Yorgo explained the criteria the Planning Team must meet and then read off the names of people who had volunteered to serve on the two Teams. Eighteen people had volunteered with one additional volunteer from this meeting. The community endorsed these teams comprising 19 members total.

The fourth goal was to endorse the proposed timeline. Yorgo highlighted the main dates in the timeline such as the next two proposed community meeting dates (October 8, 2002 and April 8, 2003). The timeline was endorsed by another unanimous vote.

Yorgo fielded a few questions regarding the process and what was next. The first Planning Team meeting will take place on April 23rd @ 7 p.m. at Fremont Middle School.

The meeting adjourned at 7:50 p.m.

April 23, 2002 Planning Team Meeting
Beverly Green and Southridge Neighborhood Associations

The following planning team members attended:

John Delikanakis
Lily Lopez
John & Miriam Linder
Jerry Crader
Charlie
Jack LeVine
Michael Hanratty
Darlene Steljes
Arlene King
Pam Kowalski
Deonne Contine (guest filling in for Ben Contine)

Summary

The meeting began at 7:05 p.m.

Yorgo Kagafas, Neighborhood Planner, reviewed Agenda and Planning Team Representation and requested Planning Team members to let him know if names, addresses, etc. were incorrect. Yorgo explained the difference between summary and minutes and reviewed summary of 4/10/02 Community Meeting. The 4/10/02 Meeting Summary was approved unanimously.

Chair, Co-Chair and Secretary of the Planning Committee were then chosen.

John Delikanakis was chosen as Chair by a unanimous vote.
Jack LeVine was chosen as Co-Chair by a unanimous vote.
Ben Contine was chosen as Secretary by unanimous vote.

Next, the Planning Team reviewed the Planning Team Workbook.

During the review of the meeting schedule, it was determined that the May 14, 2002 meeting would be held at 6:00 p.m. and that all Planning Team Meetings that fall on the same night as a regular Neighborhood Association Meeting would start at 6:00 p.m.

Also during the review of the maps section of the workbook, it was requested that the Planning Team Members be provided with a key to the Zoning Map.

Next, Yorgo asked for volunteers for the Vision Statement Sub Committee. Michael Hanratty, Arlene King and John Linder volunteered for the Sub Committee. They will meet within the next few weeks and provide a draft of a Vision Statement at the May 14, 2002, Planning Team Meeting.

Next, Yorgo asked for volunteers for the History Subcommittee. He suggested that the History Sub Committee meet during the next month, discuss their research strategies, and select one Sub Committee member to speak at Planning Team Meetings on the Sub Committee's work. The members of the History Sub Committee are: John Delikanakis, Michael Hanratty, Pam Kowalski, Charlie, Sharon, and Arlene King

Yorgo gave a short presentation on the non-restricted gaming overlay district located in our neighborhood. We then brainstormed about issues that we want included in the Neighborhood Plan document. The main issues discussed are as follows:

- Land Use
- Code Enforcement
- Housing
- Traffic
- Noise
- Safety/Metro Issues
- Social Issues
- Beautification

The meeting concluded at 8:00 p.m.

**May 14, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations**

Planning Team Members

John Delikanakis	Darlene Steljes
John & Miriam Lindner	John Kowalski
Jerry Crader	Arlene King
Charlie Bowker	Lily Lopez
Sharon Griffith	Michael Hanratty
Arlene King	Ben Contine
Yvonne Duplain	Jack Levine

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:08 p.m.

John Delikanakis welcomed everyone and had those who did not attend the April 23, 2002 meeting introduce themselves. He then turned the meeting over to Neighborhood Planner, Yorgo Kagafas.

Yorgo asked for revisions and approval of the April 23, 2002 meeting summary. After a few revisions (correcting planning team members' names), the summary was approved unanimously.

Yorgo then gave out some handouts and assisted the group in placing them in the planning binders. Yorgo then turned the meeting back over to John Delikanakis.

John asked for an update from the Vision Statement Subcommittee. The Subcommittee had not met since the April 23, 2002 meeting; however, each Subcommittee member, Michael Hanratty, John Lindner and Arlene King, gave a brief presentation on their vision for the neighborhood. The Subcommittee agreed to focus on Michael's draft statement and would meet before the June 11, 2002 meeting to finalize the draft vision statement.

John then asked for an update from the History Subcommittee. Mr. Crader gave a presentation in which he discussed the history of various houses in the Beverly Green neighborhood and showed photographs of each house with history summaries. The history subcommittee agreed to meet on Friday, May 17, 2002 at 5pm at John's house (548 Barbara Way) to discuss some other research strategies and talk about additional assignments.

John then turned the meeting back over to Yorgo to discuss the forming of the issue subcommittees. The Planning Team agreed unanimously that that it would form eight (8) issue subcommittees (according to the issues identified at the April 23, 2002 meeting). The Planning Team also agreed unanimously that it would work on two of the

subcommittees at one time. As such, it was agreed that the team would form two additional committees once we are finished with the work on the committees discussed above. Accordingly, we will form Land Use and Code Enforcement committees at our June 11, 2002 meeting.

Yorgo discussed briefly what survey work the Land Use and Code Enforcement committees will be doing. He also stressed that our Neighborhood Plan will be a living entity. As such, we need to get a snapshot of what our neighborhood is like now, so that in five (5) years, when our plan is up for review, we have a way to measure our progress.

Finally, John concluded the meeting by reviewing the various subcommittees' assignments for the next meeting. The Vision Statement Committee will present a draft at the 6/11/02 meeting and the History Subcommittee will have met and doled out research assignments.

The meeting concluded at 6:52 p.m.

**June 11, 2002 Planning Team Meeting Summary
Beverly Green and Southridge Neighborhood Associations**

Planning Team Members

John Delikanakis	Darlene Steljes
John & Miriam Lindner	Pam Kowalski
Jerry Crader	Charlie Bowker
Sharon Griffith	Michael Hanratty
Ben Contine	Yvonne Duplain
Jack Levine	Ted Wood
Theresa Morrow	Elizabeth L. Eden

City Staff

Yorgo Kagafas

Summary

The meeting began at 6:10 p.m.

John Delikanakis welcomed everyone and asked for approval of the May 14th, 2002 meeting summary. John Lindener made a motion to approve the summary and the summary was approved unanimously.

Michael Hanratty read a draft vision statement for the vision statement sub-committee. Discussion followed.

Elizabeth Eaden commented that there should be more about the vision of the neighborhood. Yvonne Duplain commented that there should be more regarding vision for businesses on Las Vegas Blvd. Darlene Steljis commented that there should be a clearer vision on aesthetics and safety.

Discussion was closed with no action taken on the current vision statement.

The vision statement sub-committee set another meeting for 3:00 at Marie Calendars the following Friday.

John Delikanakis gave a presentation for the history sub-committee. There were various leads on more information. Charles Bowker said that Sahara and Maryland Parkway was the first airport site designated.

The group decided to postpone the formation of any new committees until the vision statement and the history committee completed their work.

The meeting concluded at 6:48 p.m.

June 25, 2002 Planning Team Meeting
Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John Linder
Jerry Crader
Arlene King
Pam Kowalski
Ben Contine
Pam Kowalski

Elyabeth Eden
Lily Lopez
Sharon Griffith
Louise Fortier
David Polley
Theresa Morrow
Darlene Steljes

City Staff

Yorgo Kagafas
Patrick Murphy

The meeting began at 6:55 p.m.

John Delikanakis welcomed everyone and asked for approval of the June 11, 2002 meeting summary. John Delikanakis noted that in paragraph 6 it should read Sahara and Paradise not Sahara and Maryland Parkway. With that change, a motion to approve the summary was made and the minutes were approved unanimously.

The Vision Statement Subcommittee presented the final draft of the Vision Statement. A motion to approve the Vision Statement was made and the Vision Statement was approved unanimously. Yorgo Kagafas, Neighborhood Planner, noted that we would put the Vision Statement to a vote at the next community meeting.

The History Subcommittee presented a draft preamble to the history section of the plan and circulated photos of the first airport site were circulated. The history subcommittee is meeting and will continue their research.

City of Las Vegas Code Enforcement Officer, Victoria Rosemore, gave a general overview of the Code Enforcement Department and discussed what is and what is not a code violation and presented some of the challenges her department faces in trying to do the job.

A Code Enforcement Subcommittee and a Land Use Subcommittee were formed. John Delikanakis asked for volunteers for the Code Enforcement Subcommittee. Jerry Crader, German Delgado and Darlene Steljes volunteered.

John asked for volunteers for the Land Use Subcommittee. Pam Kowolski, David Polley and Theresa Morrow volunteered.

The Enforcement Subcommittee and Land Use Subcommittee agreed to meet on Tuesday, July 9, 2002 at 6pm.

The meeting concluded at 7:37 pm.

July 23, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis
John Linder
Arlene King
Pam Kowalski

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:01 p.m.

John Delikanakis welcomed the attendees.

John asked for approval of the June 25, 2002 meeting summary. A motion was made and seconded. The June 25 summary was approved unanimously.

German Delgado gave a report on the Code Enforcement Subcommittee's work. Almost all of the survey work had been completed except for 2 areas. The work will most likely be completed by the August 13, 2002 meeting.

Yorgo Kagafas noted that the next aspect of the Subcommittee's work will be to develop a plan to deal with some of the code violations discovered during the survey.

John Delikanakis gave an update on the Land Use Subcommittee. He noted that some work still needed to be done by the committee members.

Yorgo stated that the next step for the Land Use Subcommittee was to do an inventory analysis. Subcommittee members will determine how many churches, schools, offices, etc., etc. are in the neighborhood.

The next meeting is August 13, 2002 at 6:00 p.m.

Meeting adjourned early at 6:15 p.m. due to the lack of air in the school.

August 13, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Grover Prowell
Ben Contine	Sharon Griffith
Theresa Morrow	Jerry Crader
Pam Kowalski	Yvonne Duplain
Jack Levine	Michael Hanratty
Darlene Stelijes	Charlie Bowker
Lilia Lopez	

City Staff

Yorgo Kagafas
Patrick Murphy
Nadia Wiggins

Guests

Lucille Van Darmolen
Aileene Perkins
Ric Truesdell
Dennis Watts
Deonne Contine
Shirlee Helton

Summary

The meeting began at 6:01 p.m.

John Delikanakis welcomed the attendees and noticed that we had several people who were attending their first meeting.

John asked for approval of the July 23, 2002 meeting summary. Jack Levine made a motion to approve the summary. Ben Contine seconded the motion. The August 23 summary was approved unanimously.

Yorgo gave a brief overview of the planning process and what the planning team had done so far.

John asked for planning team members and guests to introduce themselves. The following people were attending their first meeting:

Dennis Watts stated he was representing a property owner in the area.

Planning Commissioner Rick Truesdell introduced himself and said he was attending the meeting primarily to observe the process as a member of the planning commission. However, he later disclosed he also had a financial interest in the property located on the northwest corner of Paradise and Sahara.

Shirlee Helton from the Dakota Grill also attended the meeting.

The Code Enforcement subcommittee gave an update of their work. Their survey work is now complete and City Staff will review their surveys and conduct their own drive by follow up.

John Delikanakis gave an update of the Land Use Subcommittee wherein he stated that the notification of all business owners by the Land Use Subcommittee was almost complete and should be done by the next Land Use planning meeting on September 10, 2002.

The Planning Team then brainstormed regarding Land Use issues in the area. The team identified the following land use concerns that it would like to be addressed in the plan:

- Gaming Overlay District – what is its jurisdiction, history, etc. Can it be changed? Do we want to change it? How do we want to address it in the plan;
- Height restrictions on commercial development;
- 1000 E. Sahara – how to get the private streets off Sahara cleaned up;
- C-1 zoning on Sahara – what does this entail;
- Vacant lots – what land use and zoning do these lots have/ do we want;
- Commercial encroachment into residential areas;
- Development along transit corridor (with completion of the monorail); and
- Sub-divided single-family zoned properties into multi-family dwellings.

The next meeting is August 27, 2002 at 6:00 p.m. and will be a Code Enforcement Subcommittee meeting.

Meeting adjourned at 7:05 p.m.

September 10, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Ben Contine	Jerry Crader
Arlene King	John Linder
Pam Kowalski	Charles Bowker
Jack Levine	Michael Hanratty
Grover Prowell	Yvonne DuPlain

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:04 p.m.

John Delikanakis welcomed the attendees and Yorgo passed out handouts, including maps and previous meeting summary.

John asked members to review August 13, 2002 meeting summary. A few revisions were suggested to the minutes which were, thereafter, approved unanimously.

The committee then reviewed the maps Yorgo passed out and the Code Enforcement Subcommittee Proposal. Discussion ensued regarding the proposal.

The committee then reviewed the Land Use topics from the August 13, 2002 meeting and decided to omit the C-1 Zoning on Sahara heading as it can be incorporated into another heading.

Next Frank Fiori from the City Planning Department introduced himself and offered to give us whatever guidance on our plan that he can. He is familiar with the various city plans already in existence, works in neighborhood preservations and can give guidance on what might work in a plan and what might not.

The committee formed mini committees that will work on the various land use categories. They are as follows:

Gaming Overlay: John Delikanakis

Height Restrictions: Ben Contine
Yvonne Duplain

Private Streets: Jack Levine
Darlene

Commercial Redevelopment: Kelly, Frank, Yorgo

Vacant Lots: Reverend Bowker
Grover Prowell

Subdivided Lots: Pam Kowolski
Sharon Griffith
Arlene King

Yorgo reviewed Report No. 1 and 2 and asked the committee to read the reports. We briefly discussed the next meeting and Yorgo stated that we would go over where we are now in preparation for the Community Meeting on October 8, 2002.

Next meeting is September 17, 2002 at 6:00 pm

Meeting adjourned at 7:00 p.m.

September 17, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Ben Contine	Lily Lopez
Arlene King	Phyllis Silvestri
Pam Kowalski	Jerry Crader
Jack Levine	John Linder
Darlene Steljes	Grover Prowell

City Staff

Yorgo Kagafas
Patrick Murphy

Summary

The meeting began at 6:02 p.m.

John Delikanakis welcomed the attendees and presented revised August 13, 2002 meeting summary which was revised unanimously.

The committee then reviewed the plan topics we have discuss so far in preparations for the upcoming community meeting. The committee agreed on the following headings:

Vision Statement:	Adopted after discussion and vote to replace “luxury homes” with “single family homes”
History:	Yorgo will put together history information gathered to date in a chapter for the Committee’s review.
Code Enforcement:	Presented 6 maps of neighborhood windshield survey. Will talk further about strategies and goals of the code enforcement committee.
Land Use:	Topics include: (Gaming Overlay, Height Restrictions, Private Street Improvements, Commercial/Sahara Redevelopment, Vacant Lots, Subdivided Lots, Monorail development, Group homes, Commercial encroachment)
Traffic:	St. Louis, 6 th Street
Noise:	Monorail, aircraft, amusement rides, etc.
Safety/Metro:	Block Watch, etc.
Beautification:	Landscaping, entry monuments, etc.

Next meeting is 2nd Community Meeting – Tuesday, October 8, 2002 at 6:00 pm

Meeting adjourned at 6:52 p.m.

October 29, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Lily Lopez	Charles Bowker
Arlene King	Phyllis Silvestri
Pam Kowalski	Michael Hanratty
Jack Levine	John Linder
Darlene Steljes	Grover Prowell
Teresa Morrow	Jerry Crader

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Rick Truesdell

Summary

The meeting began at 6:05 p.m.

John Delikanakis welcomed the attendees and recognized Planning Commissioner Rick Truesdell as being present. Rev. Charles Bowker announced he will be on a sabbatical for the next three months. He will continue to be on the team and will participate upon his return.

Ben Contine, Planning Team Secretary was not present and Phyllis Silvestri offered to take notes on his behalf.

The committee then reviewed the meeting summaries for the September 10th and 17th Planning Team meetings that were approved as presented.

A draft of the Land Use Chapter of the Plan was presented and reviewed. The language reflected the Planning Teams thoughts on the eight topics to be covered: Gaming Overlay, Building Heights, Private Streets, Redevelopment along Sahara; Vacant lots, Mono-rail Station Development; Group Homes; and Commercial Encroachment. Most of the text for the chapter is complete however, additional work will be completed on the chapter during the next few months. The Planning Team discussed the text and all were in favor of the tone etc...

Several handouts on Traffic Mitigation Measures were reviewed. Yorgo provided an overview of the different ways to address speeding and cut-thru traffic in residential neighborhoods. The Team was to review the examples and come back to the next meeting with ideas on where one or two of these measures might be considered for their neighborhood. Mr. Truesdell shared his opinion of the effects some traffic mitigation measures in other parts of the City have had on the surrounding neighborhoods. He strongly advised the Team against using these tools and said that it would just channel the traffic to the neighborhoods around theirs.

The November 26th Planning Team meeting was changed to December 10th.

Next meeting is Tuesday, November 12, 2002 at 6:00 pm

Meeting adjourned at 7:12 p.m.

November 12, 2002 Planning Team Meeting Summary

Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Lily Lopez	Charles Bowker
Arlene King	Phyllis Silvestri
Ben Contine	Michael Hanratty
Jack Levine	John Linder
Darlene Steljes	Grover Prowell
Teresa Morrow	Jerry Crader
Yvonne Duplain	

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Kasey Baker Benoit
Dennis Watts (Corner Stone Co.)

Summary

The meeting began at 6:06 p.m.

The committee reviewed and approved the meeting summary for the October 29th Planning Team meeting as presented.

Yorgo handed out the City's approved Neighborhood Traffic management Program Users' Manual and briefly reviewed it. Several different types of traffic mitigation measures were looked at for the neighborhood.

The team then brainstormed ideas for the traffic section of the plan. Yorgo agreed to discuss each idea with the City's traffic engineering division and draft a plan that would be approved by them. The following are the ideas the planning team came up with:

1. Close 10th Street @ St. Louis
2. Close off the 8 "dead end" streets off Sahara
3. Change all Yield signs to Stop signs
4. Prevent left turns from Oakey onto Rexford
5. Need a larger sign to indicate that 8th Place is a dead end street
6. Re-stripe Oakey showing parking lane
7. Have no parking signs on street cleaning days installed
8. Cul-de-sac Bonita, Canosa, Barbra Way and Ellen Way
9. Reduce speed limit in neighborhood to 15 mph
10. Have new street signs installed
11. Make Canosa a one-way street
12. Make St. Louis one-lane in each direction with a landscaped median with parking lanes on the sides
13. Make the intersection at 6th Street and St. Louis a 4-way stop

Next meeting is Tuesday, December 10, 2002 at 6:00 pm

Meeting adjourned at 6:50 p.m.

December 10, 2002 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

Lily Lopez	Sharon Griffith
Yvonne Duplain	Charles Bowker
John Linder	Phyllis Silvestri
Grover Prowell	Theresa Morrow
Jerry Crader	

City Staff

Yorgo Kagafas
Patrick Murphy

Guests

Chris Giunchigliani
Elaine Shendal
Annette Marcus

Summary

The meeting began at 6:08 p.m.

Yorgo conducted the meeting since neither neighborhood President, the Planning Chair or the Secretary were present.

Yorgo discussed the results of his meeting with the City's traffic engineering division. He handed out the traffic mitigation measures that the traffic engineering division would be inclined to approve. A brief discussion followed with Yorgo explaining the traffic divisions reasons why some of the proposals from the previous meetings brainstorming sessions would not be approved.

The team then brainstormed some ideas about the Public Safety section, noise section and landscape parts of the plan. Yorgo agreed to put their thoughts on paper for the next meeting to consider.

The meeting was rather short since most of the Planning Team members were absent.

Next meeting is Tuesday, January 14, 2003 at 6:00 pm

Meeting adjourned at 6:30 p.m.

January 28, 2003 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Lily Lopez	Arlene King
Phyllis Silvestri	Ben Contine
Pam Kowalski	Michael Hanratty
Jack Levine	John Linder
Darlene Steljes	Yvonne Duplain
Theresa Morrow	Jerry Crader

City Staff

Yorgo Kagafas

Guests

Summary

The meeting began at 6:05 p.m.

The January 14, 2003 meeting was re-scheduled to January 28, 2003.

John opened the meeting and turned it over to Yorgo to provide an update of the timeline for the plan. Yorgo said that the plan would go to City Council no earlier than July if all went well. He said that a draft of the plan should be ready by the next meeting for the team to review.

A draft of the text to date was passed out for the team to review before the next meeting.

Team members agreed that there was not enough information for free-standing noise and landscape sections in the plan. Each would be addressed in other sections of the plan.

Next meeting is Tuesday, February 18, 2003 at 6:00 pm

Meeting adjourned at 6:47 p.m.

February 18, 2003 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith
Lily Lopez	Arlene King
Phyllis Silvestri	Elizabeth Eden
Pam Kowalski	John Linder
Darlene Steljes	Theresa Morrow
Jerry Crader	

City Staff

Yorgo Kagafas
Michael Campbell

Summary

The meeting began at 6:00 p.m.

John reviewed each members comments on the text that was handed out at the last meeting. Michael Hanratty was not present but did fax Yorgo his comments. Yorgo reviewed them with the team. The only item needing a vote was to remove all of the traffic section from the plan. No one present was in favor of this proposal.

Theresa Morrow's comments were discussed next. Theresa took the time to put her thoughts on paper and passed them out to the team. Each item was discussed and voted on by the team. The most debated idea was the proposal to remove the median that was being proposed on Oakey at Rexford and Santa Paula to prevent cut-thru traffic. Theresa felt that this would cause more traffic on the streets east of this. Planning Team members voted 5 to 5 with one abstaining. Yorgo said that the median would stay in the plan at this time and that the Planning Team would have another opportunity to vote on each section of the plan at the next meeting.

Michael Campbell, graphic artist for the city, presented 3 possible covers for the plan. The team liked one of the proposals with some minor changes. Mike said that he would incorporate the changes and present the new version at the next meeting.

Yorgo handed out a rough draft of the plan for the Team to review for style and format only. The team did this and liked the format.

A polished version of the draft will be ready in about six weeks, after all the various City departments review it, as called for in the Neighborhood Planning Process guidelines. Team members will then be able to review and do a final vote on the content of the plan before the 3rd Community meeting.

The next meeting date was not set but should be the first week of April.

Meeting adjourned at 7:35 p.m.

April 9, 2003 Planning Team Meeting Summary Beverly Green and Southridge Neighborhood Associations

Planning Team Members

John Delikanakis	Sharon Griffith	Ben Contine
Lily Lopez	Arlene King	Jack LeVine
Phyllis Silvestri	Elizabeth Eden	Michael Hanratty
Pam Kowalski	John Linder	
Darlene Steljes	Theresa Morrow	
Jerry Crader	Yvonne Duplain	

City Staff

Yorgo Kagafas
Michael Campbell
Kyle Walton
Mike Janssen

Summary

The meeting began at 6:00 p.m.

Meeting summaries from November 12th, December 10th of 2002 and January 28th, February 18th were reviewed and approved by the team.

Mr. Ben Montoya, Principal of Fremont Middle School was present and introduced. He was pleased to see all the work the community is doing to improve the area. He shared the school districts plans for building a new middle school within the next five years.

Mike Janssen, City Traffic Engineer, reviewed the traffic section of the draft plan with team members. The only addition made was to request that no right turn on red be permitted on Sahara at Paradise and LVB.

Team members approved the cover design after adding a photo of the Episcopal Parish of Christ Church.

Yorgo & John reviewed each members comments on the text that was mailed to members three weeks earlier. Additional history was reviewed and added to the plan. There was some discussion on extending the planning process in hopes that additional history could be found on the Southridge section of the neighborhood. No additional time was permitted given the approved timeline and the late stages of the planning process.

The team prioritized their Action Plan as follows:

1. Code Enforcement/Property improvements
2. Land Use
3. Traffic Mitigation
4. Public Safety

Meeting adjourned at 7:40 p.m.