



CITY COUNCIL AGENDA
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

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

- CALL TO ORDER

MINUTES:

PRESENT: MAYOR GOODMAN and COUNCILMEMBERS REESE (excused from the afternoon session at 3:53 p.m.), BROWN (excused from the afternoon session until 1:41 p.m.), WEEKLY, MACK (excused from the afternoon session until 1:50 p.m.), MONCRIEF (excused from the afternoon session until 1:43 p.m.), and WOLFSON

Also Present: CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY MANAGER BETSY FRETWELL, CITY ATTORNEY BRAD JERBIC, DEPUTY CITY ATTORNEY TOM GREEN, DEPUTY CITY ATTORNEY BRYAN SCOTT (P.M. Session), and CITY CLERK BARBARA JO RONEMUS

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations:
City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue
(9:06 - 9:07)

1-1

- INVOCATION - STAKE PRESIDENT GORDON BYWATER, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

MINUTES:

STAKE PRESIDENT GORDON BYWATER, Church of Jesus Christ of Latter-Day Saints, gave the invocation.

(9:07- 9:08)

1-21

- PLEDGE OF ALLEGIANCE

MINUTES:

MAYOR GOODMAN led the audience in the Pledge.

(9:08 - 9:09)

City of Las Vegas

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

1-63

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: COMMUNICATIONS

DIRECTOR: DAVID RIGGLEMAN

CONSENT DISCUSSION

SUBJECT:

CEREMONIAL

RECOGNITION OF THE CITIZEN OF THE MONTH

BACKUP DOCUMENTATION:

1. Submitted at meeting: copy of certificate for Walt Walters, Citizen of the Month for December 2004
2. Submitted after meeting: copy of Proclamation recognizing Walt Walters on December 1, 2004, as Citizen of the Month

MOTION:

None required. A presentation was made.

AMENDMENT ATTACHED

MINUTES:

Before recognizing the Citizen of the Month, MAYOR GOODMAN stated that the Councilmembers have shared many moments of laughter, but this day they were sharing grief due to the recent passing of COUNCILMAN REESE'S mother. She was a wonderful woman who loved life.

COUNCILWOMAN MONCRIEF recognized WALT WALTERS, President of the Gateway District Neighborhood Association, known as Meadows Village, as Citizen of the Month for being instrumental in redefining the mission of the Association and identifying ways to brand the neighborhood. COUNCILWOMAN MONCRIEF read the Proclamation and presented it to MR. WALTERS, along with a Citizen of the Month certificate. Copies of both documents are included in the backup documentation.

MR. WALTERS was surprised to be recognized. He expressed his appreciation and felt honored. He thanked all the Councilmembers for their manner of doing business. He especially thanked COUNCILWOMAN MONCRIEF and City staff members LIDO REYES and MARIA CASTILLO-COUCH for their guidance.

(9:11 - 9:15)

1-167

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: COMMUNICATIONS

DIRECTOR: DAVID RIGGLEMAN

CONSENT **DISCUSSION**

SUBJECT:

CEREMONIAL

RECOGNITION OF THE SENIOR CITIZEN OF THE QUARTER

BACKUP DOCUMENTATION:

Submitted at meeting: copy of face of plaque for Dianne Flounory, Senior Citizen of the Quarter

MOTIONS:

None required. A presentation was made.

MINUTES:

JERRY KOSBAB, Chair of the Senior Citizens Advisory Board, honored DIANNE FLOUNORY as Senior of the Quarter. JERYLS HENDERSON of the Doolittle Senior Center nominated MS. FLOUNORY for her outstanding commitment to helping seniors and for her volunteering spirit. MR. KOSBAB congratulated MS. FLOUNORY on her commitment to enhance the lives of seniors and for making Las Vegas a better place for all Las Vegans.

MS. FLOUNORY thanked the Councilmembers and accepted a plaque. She thanked God for so many blessings, especially for her daughter and friends, who were present to help her celebrate this day.

(9:15 -9:17)

1-269

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

CEREMONIAL

ADDITIONAL ANNOUNCEMENTS AND REGOGNITIONS

MINUTES:

RECOGNITION OF PHIL RANDAZZO

Also, MAYOR GOODMAN announced that last year PHIL RANDAZZO held a rally to raise money for the troops, and it was very successful. This year MR. RANDAZZO is going to hold a bigger and more special fundraising event for the troops. Thanks to MIKE LUBE the event will be held at the YMCA, located at 4141 Meadows Lane, on 12/11/2004. This event will honor the families of those who are serving our country in Iraq.

MR. RANDAZZO thanked the Council for inviting him to the meeting to extend an invitation to everyone. He described the many activities for this event. All the money raised will go to benefit military charities.

(9:17 - 9:28)

1-352

RECOGNITION OF STUDENTS FROM JACOBSEN ELEMENTARY SCHOOL

At the dais, MAYOR GOODMAN introduced students from Jacobson Elementary School, who are members of the "Jacobsonville" City Council and whom he recently had the privilege of swearing in. These are wonderful youngsters, and some of them would be sitting with the Las Vegas City Council for part of the meeting, while others would remain seated in the audience. MAYOR KIRSTEY THOMAS of the "Jacobsonville" City Council thanked MAYOR GOODMAN for visiting Jacobson Elementary School and for allowing her Council to be a part of this meeting. She aspires to be a good mayor like MAYOR GOODMAN.

(9:28 - 9:30)

1-687

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

BUSINESS ITEMS:

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

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - Motion to bring forward and STRIKE Item 5 and Hold in ABEYANCE Item 56 to 12/15/2004 - UNANIMOUS

MINUTES:

COUNCILMAN MACK requested Item 3 be pulled for discussion.

(9:30 - 9:31)

1-752

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

BUSINESS ITEMS:

Approval of the Final Minutes by reference of the regular City Council Meeting of September 15, 2004

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(9:31)

1-802

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: ADMINISTRATIVE
DIRECTOR: DOUGLAS A. SELBY

CONSENT **DISCUSSION**

SUBJECT:

ADMINISTRATIVE:

Approval and ratification of Margo Wheeler as Director of the Planning & Development Department (\$110,000 + Benefits - General Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$110,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	City Manager/Planning
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The Planning & Development Department prepares and implements plans, administers and recommends entitlements, and offers advice about development that will enhance the quality of life of the citizens of Las Vegas. Ms. Wheeler has served as the Deputy Planning & Development Director since June 2003 and as a Planning Manager for both Current and Comprehensive Planning since her employment with the City of Las Vegas in December 2001. Her extensive planning and development experience makes her highly qualified for this position.

RECOMMENDATION:

It is recommended by the City Manager that the City Council ratify the appointment of Margo Wheeler to the position of Director of the Planning & Development Department with an effective date of January 2, 2005.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED as recommended - UNANIMOUS

MINUTES:

COUNCILMAN MACK said that even though ROBERT GENZER, Director of Planning and Development, will be sorely missed when he retires at the end of this year, he has full confidence that MARGO WHEELER is the person to fill his shoes. She is very dedicated and a quick study. COUNCILMAN REESE agreed that MS. WHEELER is going to do a great job.

MS. WHEELER thanked COUNCILMAN MACK for his confidence. She then thanked CITY MANAGER SELBY and DEPUTY CITY MANAGERS HOUCHENS and FRETWELL for giving her this opportunity. She feels privileged to be able to work for this Council, as well as with such a marvelous team of Department Directors and staff. But she owes this stupendous opportunity to MR. GENZER, because it was his leadership that shaped the Department and its staff.

MAYOR GOODMAN welcomed MS. WHEELER and commended her for her kind words and respect toward MR. GENZER. He will greatly miss MR. GENZER.
(9:34 - 9:36)

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

1-839

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$69,602,797.49
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Accounting Operations
<input type="checkbox"/>	Augmentation Required	Funding Source:	All Funds

PURPOSE/BACKGROUND:

In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

RECOMMENDATION:

BACKUP DOCUMENTATION:

Summary of cash expenditures for period of 11/01/04 - 11/15/04

Total Services and Materials Checks: \$20,918,844.45
Total Payroll Checks: \$7,997,095.35
Total Wire Transfers: \$40,686,857.69

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

NOTE: COUNCILMAN MACK disclosed that the location involved in Item 11 is located near a SuperPawn shop owned by his brother, Steven Mack. However, COUNCILMAN MACK indicated he would be voting, as he did not believe his brother's business would be impacted and they have not discussed it.

MINUTES:

NOTE: All the above discussion and action for consent matters took place under Item 3, but placed under Item 4 because Item 3 was pulled for discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval to allocate \$1,000,000 of the Capital Improvement Plan Bid Reserve to the Mirabelli Community Center reconstruction project - Ward 1 (Moncrief)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$1,000,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Finance and Business Services
<input type="checkbox"/>	Augmentation Required	Funding Source:	Parks and Leisure Activities CPF

PURPOSE/BACKGROUND:

Construction bids for the Mirabelli Community Center Reconstruction project exceed current project funding due to the escalating costs for materials in the construction industry. The additional funding is required for bid award, including a seven percent contingency.

RECOMMENDATION:

Staff recommends approval of the allocation of \$1,000,000 in funding to the Mirabelli Community Center reconstruction project.

BACKUP DOCUMENTATION:

Parks in Progress Listing

MOTIONS:

REESE - Motion to bring forward and STRIKE Item 5 and Hold in ABEYANCE Item 56 to 12/15/2004 - UNANIMOUS

MINUTES:

There was no related discussion.

(9:30 - 9:31)

1-752

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of a new Supper Club License subject to the provisions of the fire codes and Health Dept. regulations, Acevedo & Acevedo, dba Little Mexico Restaurant, 7280 Azure Drive, Suite 150, Sally Acevedo, 50%, Rito I. Acevedo, 50% - Ward 6 (Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Supper Club License.

RECOMMENDATION:

Recommend approval subject to the provisions of the fire codes and Health Dept. regulations.

BACKUP DOCUMENTATION:

Map

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Change of Ownership for a Tavern License subject to Health Dept. regulations, From: U.S.H. Los Prados, Inc., Joe L. Weathersby, Pres, Curtis W. Meyer, Asst Secy, To: Los Prados Community Association, dba Los Prados Clubhouse, 5150 Los Prados Circle, Steven M. Fagnant, Gen Mgr - Ward 6 (Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Ownership for a Tavern License.

RECOMMENDATION:

Recommend approval subject to Health Dept. regulations.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Change of Location for a Class II Secondhand Dealer License subject to the provisions of the planning and fire codes, Renee Poole, dba Call Renee! Estate Liquidation, From: 3618 Redwood Street, To: 1422 Western Avenue, Renee Poole, 100% - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Location for a Class II Secondhand Dealer License.

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes.

BACKUP DOCUMENTATION:

Map

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Change of Business Name for a Beer/Wine/Cooler Off-sale License and a Restricted Gaming License for 7 slots subject to Health Dept. regulations, Dashmesh Oil Company, dba From: Dashmesh Gas Station and Market, To: Guru Express Market, 6698 Sky Pointe Drive, Gurpreet S. Grewal, Dir, Pres, Secy, Treas, 100% - Ward 6 (Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Business Name for a Beer/Wine/Cooler Off-sale License and a Restricted Gaming License for 7 slots.

RECOMMENDATION:

Recommend approval subject to Health Dept. regulations.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of a new Hypnotist License, Collen Cichocki, dba Advantage Clinical Hypnosis, 416 South Jones Boulevard, Collen A. Cichocki, 100% - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Hypnotist License.

RECOMMENDATION:

Recommend approval.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of a new Psychic Art & Science License, Maria Crudele, dba Reverend Maria Crudele, 6848 West Charleston Boulevard, Maria Crudele, 100% - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Psychic Art & Science License.

RECOMMENDATION:

Recommend approval.

BACKUP DOCUMENTATION:

Map

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

NOTE: Under Item 3, COUNCILMAN MACK disclosed that the location involved in Item 11 is located near a SuperPawn shop owned by his brother, Steven Mack. However, COUNCILMAN MACK indicated he would be voting, as he did not believe his brother's business would be impacted and they have not discussed it.

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Change of Ownership and Business Name for a Tavern License and a new Restricted Gaming License for 15 slots subject to confirmation of approval by the Nevada Gaming Commission, From: Rancho Decatur Restaurants, LLC, dba Doc Holliday's Saloon, Thomas J. Brletic, Mmbr, 91%, Brletic Family Gaming Trust, Mmbr, 9%, Thomas J. Brletic, Grantor, Trustee, To: KBT Enterprises, LLC, dba On The Rocks, 2801 North Tenaya Way, Suite A, Don T. Bartakian, Mmbr, Mgr, 50%, Craig E. Tribus, Mmbr, Mgr, 50% - Ward 4 (Brown)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Ownership and Business Name for a Tavern License and a new Restricted Gaming License for 15 slots.

RECOMMENDATION:

Recommend approval subject to confirmation of approval by the Nevada Gaming Commission.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Contract No. 040396, Municipal Court Software Development, Licensing and Royalty Fee - Municipal Court - Award recommended to: NEVSYS, INC. (\$925,000 - Municipal Court Admin Assessment Special Revenue Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$925,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Municipal Court
<input type="checkbox"/>	Augmentation Required	Funding Source:	Special Revenue Fund

PURPOSE/BACKGROUND:

The NevSys developed software, support and maintenance, and professional services, will provide for a comprehensive court management system for City's Municipal Court System. NevSys will have title to, and market developed software, paying the City royalties based upon future NevSys licensing revenues. This purchase is exempt from the competitive bidding process pursuant to NRS 332.115.1(b), professional services.

PCC: D. Kaplan
POC: Javed Buttar - (702) 304-0550

RECOMMENDATION:

That City Council approve Contract No. 040396 for software development, travel, support and maintenance, professional services, and royalty agreement to NevSys Inc. in the amount of \$925,000; with software support and maintenance renewals in the estimated annual amount of \$110,000 as long as the bidding exception applies. Authority to execute contract is given to the Purchasing Manager per R-88-2004.

BACKUP DOCUMENTATION:

Certificate - Disclosure of Ownership/Principals

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of Contract No. 050075 for Microsoft Enterprise Software - Department of Information Technologies - Award recommended to: ASAP SOFTWARE (\$600,000 - Computer Services Internal Service Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$600,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Information Technologies
<input type="checkbox"/>	Augmentation Required	Funding Source:	Computer Services ISF

PURPOSE/BACKGROUND:

This requirement is for the renewal of Microsoft Enterprise Software support and maintenance from date of award through October 31, 2005 with annual renewals as long as the competitive bidding exception applies. Contract is with Microsoft; actual purchase is through Microsoft authorized reseller, ASAP Software. This item is exempt from competitive bidding pursuant to NRS 332.115.1(h), software for computers.

PCC: G. Leaf
POC: Lynne Farmer - (602) 387-5233

RECOMMENDATION:

That the City Council approve award of Contract No. 050075 for Microsoft Enterprise Software support and maintenance renewals to ASAP for an estimated annual amount of \$600,000 as long as the bidding exception applies. Authority to execute contract is given to the Purchasing Manager R-88-2004.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of award of Contract No. 050125, General and Civil Engineering Services - Department of Field Operations - Award recommended to: HARRIS & ASSOCIATES, INC.(\$350,000 - Public Works Capital Projects Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$350,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Field Operations
<input type="checkbox"/>	Augmentation Required	Funding Source:	Public Works Capital Projects Fund

PURPOSE/BACKGROUND:

To provide General and Civil Engineering Services for various street rehabilitation and on-site projects city-wide. This requirement is exempt from competitive bidding pursuant to NRS 332.155.1(b), professional services.

PCC: D. Kaplan
POC: Dennis Anderson - (702) 597-9410

RECOMMENDATION:

That the City Council approve award of Contract No. 050125 for General and Civil Engineering Services to Harris & Associates, Inc. from the award date through December 31, 2005 with three (3) one year options in the annual amount of \$350,000. Authority to execute the contract is given to the Purchasing Manager per R-88-2004.

BACKUP DOCUMENTATION:

Certificate - Disclosure of Ownership/Principals

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of ratification of purchase order 222219 for Repairs to Lufkin Industries Gear Box - Department of Public Works - Award to: LUFKIN INDUSTRIES, INC. (\$75,716 - Sanitation Enterprise Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$75,716.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works
<input type="checkbox"/>	Augmentation Required	Funding Source:	Sanitation Enterprise Fund

PURPOSE/BACKGROUND:

This is an emergency repair for the Water Pollution Control Facility on the gearbox between the methane engine that runs the blower for nitrification. This requirement is exempt from competitive bidding pursuant to NRS 332.115.1(c), repairs of equipment which may be more efficiently repaired by the original equipment manufacturer.

PCC: M. Froelich

POC: Norman Albert - (949) 249-7850

RECOMMENDATION:

That the City Council approve the ratification of purchase order 222219 for Repairs to Lufkin Industries Gear Box in the amount of \$75,716.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of issuance of a purchase order for a DekoCast System - Office of Communications, Video Services - Award recommended to: PINNACLE SYSTEMS (\$37,830 - Video Productions Enterprise Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$37,830.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Office Communications
<input type="checkbox"/>	Augmentation Required	Funding Source:	Video Productions Enterprise Fund

PURPOSE/BACKGROUND:

This request provides for the purchase of a DekoCast System that will give KCLV the ability to display pictures, moving video and text crawls all on the same screen. This purchase is reimbursed 100% by a FY04 Congressionally Mandated Grant. This item is exempt from competitive bidding pursuant to NRS 332.115.1(d), equipment which, by reason of the training of the personnel or of an inventory of replacement parts maintained by the local government is compatible with existing equipment.

PCC: K. Falline

POC: Arco Groenberg - (415) 908-3974

RECOMMENDATION:

That the City Council approve the award of a purchase order for a DekoCast System to Pinnacle Systems in the amount of \$37,830.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Preapproval of award of Bid Number 03.15341.06, Circle Park Tire Wall to the lowest responsive and responsible bidder and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - (\$34,000 - Parks and Leisure Activities Capital Projects Fund) - Ward 3 (Reese)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$34,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works
<input type="checkbox"/>	Augmentation Required	Funding Source:	Parks and Leisure Activities Capital Projects Fund

PURPOSE/BACKGROUND:

This project consists of reinforcing five existing walls. The walls are presently made up of randomly stacked tires filled with compacted sand. Contractor will be required to provide a layer of open mesh galvanized wire sprayed with a concrete material, i.e. Gunite shotcrete or stucco. Project location is Circle Park at the corner of Maryland Parkway and Francis Avenue.

PCC: L. E. Davis

RECOMMENDATION:

That the City Council preapprove the award of Bid Number 03.15341.06, Circle Park Tire Wall to the lowest responsive and responsible and approve the construction conflicts and contingency reserve set by Finance and Business Services. Authority to execute contract is given to the Purchasing Manager per R-88-2004.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of five contractors for inclusion on the Qualified Contractor List for the City Hall East Tower Project - Department of Finance and Business Services - Approval of: CLARK & SULLIVAN CONSTRUCTORS, INC., JAYNES CORPORATION, MARTIN-HARRIS CONSTRUCTION, SLETTEN CONSTRUCTION of NEVADA, INC. and WHITING TURNER CONTRACTING COMPANY.

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This item is to request approval of the following contractors: Clark & Sullivan Constructors, Inc., Jaynes Corporation, Martin-Harris Construction, Sletten Construction of Nevada, Inc. and Whiting Turner Contracting Company for inclusion on the Qualified Contractor List for the City Hall East Tower Project.

RECOMMENDATION:

That the City Council approve Clark & Sullivan Constructors, Inc., Jaynes Corporation, Martin-Harris Construction, Sletten Construction of Nevada, Inc. and Whiting Turner Contracting Company for inclusion on the Qualified Contractor List for the City Hall East Tower Project.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Approval of award of Bid No. 04.15341.41-LED, Centennial Hills Park Volleyball Courts and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$297,200 - Capital Project Fund) - Ward 6 (Mack)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$297,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works
<input type="checkbox"/>	Augmentation Required	Funding Source:	Capital Project Fund

PURPOSE/BACKGROUND:

This project will consist of the removal and relocation of existing sand and soil to an identified area near the park site, re-grading of the existing volleyball courts and the installation of new sand. Park is located at Elkhorn and Buffalo Roads.

PCC: L. E. Davis

POC: C. Todd Leavitt - (702) 346-2757

RECOMMENDATION:

That the City Council approve the award of Bid No. 04.15341.4-LED, Centennial Hills Park to Trade West Construction, Inc. in the amount of \$297,000 and approve a construction conflicts and contingency reserve of \$29,700. Authority to execute the contract is given to the Purchasing Manager per R-88-2004.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FIRE & RESCUE

DIRECTOR: DAVID WASHINGTON

CONSENT **DISCUSSION**

SUBJECT:

Approval of a federal grant from the Federal Emergency Management Agency (FEMA) in the amount of \$400,000 for the Metropolitan Medical Response System (MMRS) in order to provide local relief in the event of nuclear, biological or chemical terrorist incidents - All Wards

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Las Vegas Fire & Rescue has been awarded FEMA funding in the amount of \$400,000 (no matching funds required by the City) to provide pharmaceutical replacements and a plan for distribution, ensuring operational viability of mass care shelters and medical treatment facilities and purchasing of specialized supplies. The period of performance is October 1, 2004 through March 31, 2006.

RECOMMENDATION:

Las Vegas Fire & Rescue recommends approval.

BACKUP DOCUMENTATION:

Assistance Award Form 40-21

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: HUMAN RESOURCES
DIRECTOR: F. CLAUDETTE ENUS

CONSENT **DISCUSSION**

SUBJECT:

Approval of payment for a Permanent Partial Disability award - Claim WC03110270 - as required under the workers' compensation statutes (\$72,421 - Workers' Compensation Internal Service Fund)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$72,421.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Human Resources - Insurance Services
<input type="checkbox"/>	Augmentation Required	Funding Source:	Workers' Compensation Internal Service Fund

PURPOSE/BACKGROUND:

A City of Las Vegas firefighter sustained a Cervical Spine injury following a Motor Vehicle Accident where the firetruck he was riding in rolled over. He has been evaluated by a state authorized rating doctor who determined that the injury resulted in a 16 percent whole person impairment.

RECOMMENDATION:

Approval of the \$72,421 payment for permanent partial disability award.

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT **DISCUSSION**

SUBJECT:

Approval of an additional \$167,898 of Community Development Block Grant (CDBG) Construction funds for a total allocation of \$242,898 for the construction of an entry vestibule at the Doolittle Senior Center located at 1950 J Street - Ward 5 (Weekly)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$167,898.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Svcs./Neigh. Devel.
<input type="checkbox"/>	Augmentation Required	Funding Source:	CDBG

PURPOSE/BACKGROUND:

On May 20, 2003, City Council approved the 2003-2004 budget for the City of Las Vegas, which included a \$75,000 CIP allocation for the Doolittle Senior Center facility improvements. Total project cost has been estimated at \$242,898 by a professional estimator. Additional funding in the amount of \$167,898 is needed to complete the project.

RECOMMENDATION:

Staff recommends approval.

BACKUP DOCUMENTATION:

Public Works - Office of Architectural Services cost estimate for the Doolittle Senior Center Entry

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT **DISCUSSION**

SUBJECT:

Approval of a revised list of Round Six Projects for nomination for funding from the Special Account established through the sale of Bureau of Land Management (BLM) lands in accordance with the Southern Nevada Public Lands Management Act (SNPLMA) - All Wards

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The purpose of this item is to amend the list of parks, trails and open space projects that will be submitted to the BLM for consideration for possible funding through the Special Account established as a result of the Southern Nevada Public Lands Management Act.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. SNPLMA Round 6 Proposed Project Map

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Dedication from the City of Las Vegas, for a portion of the Northwest Quarter of Section 30, Township 20 South, Range 61 East, Mount Diablo Meridian, for right-of-way located at the northeast corner of Decatur Boulevard and Washington Avenue for a right turn lane, APN 139-30-201-001 - Ward 5 (Weekly)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Declaration of Utilization from the Bureau of Land Management, for a portion of the Northwest Quarter of Section 1, Township 20 South, Range 59 East, Mount Diablo Meridian, for road, sewer and drainage purposes (30-feet) on the north side of Stange Avenue located between Puli Road and Cliff Shadows Parkway alignments, APN 137-01-201-003 - Ward 4 (Brown)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Dedication from the City of Las Vegas, for a portion of the Southwest Quarter of Section 28, Township 20 South, Range 60 East, Mount Diablo Meridian for two drainage easements for the Silver Sky Assisted Living Center located at the northeast corner of Roland Wiley Road and Silver Sky Drive, APN 138-28-401-014 - Ward 2 (Wolfson)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of an Encroachment Request from Makenzie Corporation, owner (231 West Philadelphia Avenue) - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is for an approximate 1.5-foot wide area of landscaping on the south side of Philadelphia Avenue extending approximately 51-feet adjacent to the property line consisting of shrubs, crushed granite ground cover and an irrigation system for the proposed Philadelphia Apartments. If approved, the applicant will be required to sign an Encroachment Agreement, which has conditions of maintenance, liability and removal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Copy of Encroachment Exhibit "A" (Philadelphia Avenue)

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Red Rock Engineering and Surveying, Incorporated, on behalf of NW Investment, LLC, owner (northwest corner of Dapple Gray Road and Hickam Avenue, APN 138-05-301-028) - County (near Ward 4 - Brown)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect two single-family dwellings located at the northwest corner of Dapple Gray Road and Hickam Avenue. The owners propose to connect to an existing 8-inch sewer line located in Hickam Avenue. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Slater Hanifan Group on behalf of Pinnacle-Capriana I, LLC, owner (Farm Road and Jensen Street, APNs 125-18-301-005, 125-18-301-006, 125-18-301-007, 125-18-301-008, 125-18-301-009, 125-18-301-010, 125-18-301-011, 125-18-301-012, 125-18-301-015, 125-18-301-016, 125-18-301-017, 125-18-301-018, 125-18-301-019, 125-18-301-020, 125-18-301-021 and 125-18-301-022) - County (near Ward 6 - Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect 97 single-family dwellings located at Farm Road and Jensen Street. The owner proposes to connect to the 8-inch City sewer line in Farm Road or 12-inch City sewer line in Severance Lane. The Planning Department has determined the project does conform to the City's General Plan for the area. The applicants have signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Slater Hanifan Group on behalf of Pinnacle-Capriana I, LLC, owner (southeast corner of Hualapai Way and Farm Road, APNs 125-18-301-001 and 125-18-301-013) - County (near Ward 6 - Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect 35 single-family dwellings located at the southeast corner of Hualapai Way and Farm Road. The owner proposes to connect to the 8-inch City sewer line in Farm Road or 12-inch City sewer line in Severance Lane. The Planning Department has determined the project does conform to the City's General Plan for the area. The applicants have signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of an Encroachment Request from Investment Equity Development on behalf of Tech Retail Center, LLC, owner (northeast corner of Smoke Ranch Road and Buffalo Drive) - Ward 4 (Brown)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is for landscaping at the northeast corner of Smoke Ranch Road and Buffalo Drive consisting of trees, shrubs, ground cover, and an irrigation system for the proposed Tech Retail Center I. If approved, the applicant will be required to sign an Encroachment Agreement, which has conditions of maintenance, liability and removal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Copy of Encroachment Exhibit "A" (northeast corner of Smoke Ranch Road and Buffalo Drive)

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Raymond Tagliaferri, IRA, owner (northwest corner of Conquistador Street and Tropical Parkway, APN 125-30-204-004) - County (near Ward 6 - Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect a single-family dwelling located at the northwest corner of Conquistador Street and Tropical Parkway. The owner proposes to connect to the 12-inch sewer line located in Tropical Parkway. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicant has signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Dwyer Engineering on behalf of Rodney Jordan, owner (southeast corner of Tropical Parkway and Riley Street, APN 125-29-610-003) - County (near Ward 6 - Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect a single-family dwelling located on the southeast corner of Tropical Parkway and Riley Street. The owner proposes to connect to the 12-inch sewer line located in Tropical Parkway. The Planning Department has determined the project does conform to the City's General Plan for the area. The applicant has signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT **DISCUSSION**

SUBJECT:

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Taney Engineering on behalf of Coleman-Toll, Limited Partnership, owner (southeast corner of Rome Avenue and Torrey Pines Drive, APNs 125-23-802-001, 125-23-802-002, 125-23-802-003 and 125-23-802-004) - County (near Ward 6 - Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This request is to connect four parcels with 88 single-family dwellings located at the southeast corner of Rome Avenue and Torrey Pines Drive. The owner proposes to connect to the 8-inch sewer line located in Rome Avenue. The Planning Department has determined the project does conform to the City's General Plan for the area. The applicant has signed a Sewer Connection Agreement. This property is within the Clark County Interlocal Annexation Exceptions area.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Contract

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.
(9:31 - 9:34)
1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

RESOLUTIONS:

R-173-2004 - Approval of a Resolution overruling complaints, protests and objections and confirming the Final Assessment Roll for Special Improvement District No. 1480 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road) (\$308,608.02 - Capital Projects Fund/Special Assessments) - Ward 4 (Brown)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$308,608.02
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works/SID
<input type="checkbox"/>	Augmentation Required	Funding Source:	Capital Projects Fund/Special Assessments

PURPOSE/BACKGROUND:

Construction and installation of pavement, curb and gutter, sidewalk, driveways, streetlights, water laterals, water mains, sewer laterals, and sewer mains.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-173-2004

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

RESOLUTIONS:

R-174-2004 - Approval of a Resolution overruling complaints, protests and objections and confirming the Final Assessment Roll for Special Improvement District No. 1495 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road) (\$12,759.92 - Capital Projects Fund/Special Assessments) - Ward 4 (Brown)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$12,759.92
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works/SID
<input type="checkbox"/>	Augmentation Required	Funding Source:	Capital Projects Fund/Special Assessments

PURPOSE/BACKGROUND:

Construction and installation of pavement, curb and gutter, sidewalk, and streetlights.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-174-2004

MOTIONS:

REESE - APPROVED Items 4 and 6-37 - UNANIMOUS

Item 5: STRICKEN under separate action (see individual item)

MINUTES:

There was no related discussion.

(9:31 - 9:34)

1-815

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: ADMINISTRATIVE
DIRECTOR: DOUGLAS A. SELBY

CONSENT DISCUSSION

SUBJECT:

ADMINISTRATIVE

Report from the City Manager on the completion of the City of Las Vegas' 2004 Citizen's Academy

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City of Las Vegas has completed its first Las Vegas Citizen's Academy, a program designed to educate residents on the daily operations of city government and to highlight programs and opportunities for residents to get involved. Twenty-four Las Vegas citizens/business owners are graduating from the seven-week academy.

RECOMMENDATION:

Report only, no action required

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of PowerPoint

MOTIONS:

None Required. A report was given.

MINUTES:

CITY MANAGER SELBY gave a PowerPoint presentation, a copy of which is made a part of the Final Minutes, and indicated that it was a privilege to be involved with City staff in hosting 24 citizens of the City of Las Vegas in the first Las Vegas Citizen's Academy. Because of their participation, these people are going to be heavily engaged in what the City does in the future, and they will probably heavily support the City's initiatives and endeavors.

The process for forming this Academy started with the receipt of approximately 50 applications, which was narrowed to the top 25 participants. The final 24 members represent various professions. The purpose of this Academy was to open the doors of City government to show this selected group the assets and obligations of the City on a day-to-day basis and how tax dollars are spent. He recognized and thanked the members of Citizen's Academy, who were in the audience.

CITY MANAGER SELBY then thanked the following individuals from the following agencies for all their assistance in making this possible: ASSISTANT SHERIFF RAY FLYNN, Las Vegas Metropolitan Police Department; SUSAN CHRISTENSEN, Regional Transportation Commission; DENNIS LANSIL, Clark County Air Quality Management; ANDREW BALLINGER and ALLEN SIMMS, Southern Nevada Water Authority; and GALE FRASIER, Regional Flood Control. From the City of Las Vegas, CITY MANAGER SELBY thanked the following: CHRIS KNIGHT and GAIL HALL, Administrative Services; ORLANDO SANCHEZ, STEVE HARSIN, LISA BEISEL, MIKE CAMPBELL, and JOCELYN BLUITT, Neighborhood Services; and CHRISTIE GARNES and

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

STEVE GARCIA, Leisure Services.

MIKE GURAL, spokesperson for the Citizen's Academy, came forward and said that it was a thrill to be selected to go through the Academy. He hopes this was the first of more to come, because it is a wonderful experience that taught the members a lot about the City and how it operates.

MAYOR GOODMAN requested a round of applause for MR. GURAL, the other members of the Academy, and City staff for their efforts. He especially thanked CITY MANAGER SELBY for creating the Academy.

(9:36 - 9:51)

1-972

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

Discussion and possible action on Appeal of Work Card Denial: Martin Shaw Cox, 1957 Bookbinder, Las Vegas, Nevada 89108

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

MOTIONS:

GOODMAN - STRIKE Items 39, 40, 41, and 42 - UNANIMOUS

MINUTES:

STACY RODD, Detective, Las Vegas Metropolitan Police Department (Metro), indicated that Items 39, 40, 41 and 42 were resolved and should have been stricken.

(9:51 - 52)

1-1518

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

Discussion and possible action on Appeal of Work Card Denial: Abraham A. Harely, 2445 Carnegie Hall Street, Las Vegas, Nevada 89135

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

MOTIONS:

GOODMAN - STRIKE Items 39, 40, 41, and 42 - UNANIMOUS

MINUTES:

STACY RODD, Detective, Las Vegas Metropolitan Police Department (Metro), was present.

See Item 39 for discussion.

(9:51 - 52)

1-1518

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

ABEYANCE ITEM - Discussion and possible action on Appeal of Work Card Denial: Mary L. Oliphant, 4221 Walnut Family Court, Las Vegas, Nevada 89115

Fiscal Impact:

No Impact

Amount:

Budget Funds Available

Dept./Division:

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

MOTIONS:

GOODMAN - STRIKE Items 39, 40, 41, and 42 - UNANIMOUS

MINUTES:

STACY RODD, Detective, Las Vegas Metropolitan Police Department (Metro), was present.

See Item 39 for discussion.

(9:51 - 52)

1-1518

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

ABEYANCE ITEM - Discussion and possible action on Appeal of Work Card Denial: Yolanda Rochelle White, 2762 Eldora Circle #D, Las Vegas, Nevada 89146

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Appellant Letter of Appeal and City Clerk Notification Letter to Appellant

MOTIONS:

GOODMAN - STRIKE Items 39, 40, 41, and 42 - UNANIMOUS

MINUTES:

STACY RODD, Detective, Las Vegas Metropolitan Police Department (Metro), was present.

See Item 39 for discussion.

(9:51 - 52)

1-1518

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT DISCUSSION

SUBJECT:

ABEYANCE ITEM - Discussion and possible action regarding an Appeal of Denial for a Child Care Facility License, Sheila Logan, dba Love All Kidz Daycare, 6309 Guadalupe Avenue, Sheila Logan 100% - Ward 6 (Mack)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Sheila Logan, an applicant for a Family Child Care Home license, appeared before the Child Care Licensing Board on June 9, 2004. She had received an unfavorable police report in her background investigation due to areas of concern on both herself and her husband, Larry Logan. Ms. Logan's application was denied by the Child Care Licensing Board. She is now appealing that decision.

RECOMMENDATION:

Uphold the denial of the Child Care Licensing Board.

BACKUP DOCUMENTATION:

1. Findings of Fact, Conclusions of Law and Decision
2. Verbatim Transcript of the Child Care Licensing Board (CCLB) Meeting held June 9, 2004
3. Notice of Denial of Application for Child Care Facility License and Notice of Right of Appeal
4. Notice of Appeal for Sheila Logan from Goodman Brown Premsrirut, Esq.
5. Department's Response to Sheila Logan's Appeal of the CCLB's Denial
6. Submitted at meeting: 27-page support packet for Sheila Logan by Attorney Puoy K. Premsrirut
7. Submitted at meeting: Record on Appeal binder for Sheila Logan with documentation under five tabs by City Attorney Jerbic

MOTIONS:

MACK - DENIED the appeal, thereby sustaining the finding of the Child Care Licensing Board that this license should be denied - UNANIMOUS with GOODMAN abstaining because Attorney Premsrirut is the law partner of his son, Eric Goodman

NOTE: A previous motion by Mack to hear this matter 12/1/2004 carried unanimously with GOODMAN abstaining because Attorney Premsrirut is the law partner of his son, Eric Goodman.

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

- OSCAR GOODMAN, Mayor
- JOHN REDLEIN, Assistant City Attorney
- LARRY BROWN, Councilman
- UNKNOWN STUDENT
- GARY REESE, Mayor Pro Tem

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

PUOY PREMSRIRUT, Attorney for the applicant

BRAD JERBIC, City Attorney

MICHAEL MACK, Councilman

STEVE WOLFSON, Councilman

SHEILA LOGAN, Applicant

BARBARA JO RONEMUS, City Clerk

UNIDENTIFIED MALE SPEAKER

LAWRENCE WEEKLY, Councilman

JANET MONCRIEF, Councilwoman

DONALD KING, Senior License Officer

(9:52 - 11:05)

1-1560/2-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler On-sale License subject to the provisions of the fire codes and Health Dept. regulations, From: Estela Figueroa, dba El Santaneco Restaurant #2, Estela Figueroa, 100%, To: Ana Maria Bahena Bahena, dba El Arroyo Mexican Restaurant, 1510 Las Vegas Boulevard South, Anna M. Bahena Bahena, 100% - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler On-sale License.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Letter from Ana Maria Bahena Bahena

MOTIONS:

MONCRIEF - APPROVED (with the intent of granting the temporary license with a six-month [6/1/2005] review and subject to provisions as recommended, with the Director or Designee granted the authority to approve the permanent license after completion of appropriate process) - UNANIMOUS

MINUTES:

The applicant was not present.

JIM DiFIORE, Manager, Business Services, suggested approval of the temporary license as recommended.

(11:05 - 11:06)

2-974

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT **DISCUSSION**

SUBJECT:

Discussion and possible action regarding Temporary Approval of Change of Ownership, Location and Business Name for a Beer/Wine/Cooler On-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, From: Watana Pongpan, dba House of Thai, 210 West Sahara Avenue, Watana Pongpan, 100%, To: Ocha Cuisine, Inc., dba Ocha Cuisine, Inc., 2211 Las Vegas Boulevard South, Suite A, Watana Pongpan, Dir, Pres, Treas, 50%, Vilawan Pongpan, Dir, VP, Secy, 50% - Ward 3 (Reese)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Discussion and possible action regarding Temporary Approval of Change of Ownership, Location and Business Name for a Beer/Wine/Cooler On-sale License.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Letter from Watana Pongpan
3. Map

MOTIONS:

REESE - APPROVED the temporary license with a six-month (6/1/2005) review and subject to provisions as recommended, with the Director or Designee granted the authority to approve the permanent license after completion of appropriate process - UNANIMOUS with MACK not voting

MINUTES:

The applicant was not present.

JIM DiFIORE, Manager, Business Services, suggested approval of the temporary license as recommended.

(11:06)
2-1005

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: FINANCE & BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

CONSENT DISCUSSION

SUBJECT:

Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Tavern License subject to the provisions of the planning and fire codes and Health Dept. regulations, From: King of Clubs, Inc., dba King of Clubs (Non-operational), Norma C. Kastler, Dir, Pres, 50%, Lois C. Swier, Dir, Secy, Treas, 50%, To: B & B Investors, Inc., dba El Tequila Club, 1401 North Decatur Boulevard, Suite 6, Burt J. Blum, Dir, Pres, Secy, Treas, 100% - Ward 1 (Moncrief)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Discussion and possible action regarding Temporary Approval of Change of Ownership and Business Name for a Tavern License.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Letter from Burt Blum

MOTIONS:

MONCRIEF - APPROVED the temporary license with a six-month (6/1/2005) review and subject to provisions as recommended, with the Director or Designee granted the authority to approve the permanent license after completion of appropriate process - UNANIMOUS

MINUTES:

DAVE EDER, Nevada Gaming Consultants appeared representing the applicant.

JIM DiFIORE, Manager, Business Services, suggested approval of the temporary license as recommended. He confirmed for COUNCILMAN BROWN that an application was submitted for a key employee to oversee operations.

MR. EDER stated the new operator has made some changes.

(11:06 - 11:08)

2-1035

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Discussion and possible action on reprogramming \$43,100 in Community Development Block Grant (CDBG) funds to The Latin Chamber of Commerce for operation of the Arturo Cambiero Senior Citizens Center located at 330 North 13th Street - Ward 5 (Weekly)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$43,100.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Svcs./Neigh. Devel.
<input type="checkbox"/>	Augmentation Required	Funding Source:	CDBG

PURPOSE/BACKGROUND:

The Latin Chamber of Commerce was allocated \$24,900 on October 18, 2004 to keep the Senior Center open until additional funds were approved. The \$43,100 will be administered under a separate agreement from the original \$24,900. The total amount of funds allocated for this project will be \$68,000.

RECOMMENDATION:

Staff recommends approval.

BACKUP DOCUMENTATION:

1. Letter from Latin Chamber of Commerce requesting funds
2. Submitted at meeting: Arturo Cambiero Center Agenda Packet by Otto Merida

MOTIONS:

WEEKLY - APPROVED as recommended - UNANIMOUS

MINUTES:

STEVE HARSIN, Deputy Director, Neighborhood Services, remarked that the Latin Chamber requested assistance to be able to operate after October 18, 2004, when the National Association of Latin Americans (NALA) dropped its support.

OTTO MERIDA, Executive Director, and ELOISA MARTINEZ, Assistant Director, of the Latin Chamber of Commerce were present. MS. MARTINEZ thanked the Council for its assistance. The Center provides a lot of services and is a gathering place for the elderly where they can get a hot meal every day.

MAYOR GOODMAN asked MR. MERIDA if he had an idea of when the Center might be running independently. MR. MERIDA replied that he is wishing to form a committee comprised of the City of Las Vegas, the Las Vegas Housing Authority, and the Council to work together toward developing a self-sufficient Center. His concern is that he was told that NALA dropped support because it is losing funding.

MR. MERIDA then submitted a document titled Arturo Cambiero Center, Agenda Packet, which is made a part of the Final Minutes, and reviewed the various funding prospects in line for the Center. An assessment is intended to identify the shortcomings and any necessary improvements, other than the faulty roof.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MAYOR GOODMAN mentioned that he had the opportunity to review the financial statement, and it seemed that funding was in order to provide meals. He then asked MR. MERIDA if he has considered obtaining assistance from Latin performers to put on a fundraiser.

BEATRICE TURNER, West Las Vegas resident, said she took care of a woman that really enjoyed the Center. MS. TURNER then showed pictures depicting significant amounts of roofing materials the Housing Authority has stored outside of the warehouse. These materials could be donated to the Latin Chamber to make repairs.

COUNCILMAN WEEKLY said that, to his understanding, NALA entered into an agreement with the Housing Authority to use the Center as office space. He asked MS. TURNER if the Housing Authority Board had held any discussion as to its support of the Latin Chamber so that it could continue senior services at the Center. MS. TURNER replied that the Board had not discussed or even seen an item regarding the Center.

As far as the roof repairs, MR. MERIDA indicated that a private sector company is donating the repairs and is not costing the taxpayers any money. COUNCILMAN WEEKLY urged MR. MERIDA to contact the Housing Authority and find out their intentions for this building, because they might have other plans for it. He would hate to see the Chamber expend monies on repairs on a building it can no longer use. MR. MERIDA insisted that there were certain maintenance issues that needed immediate attention at the request of the Health Department. Consequently, a private company came forward and is making repairs at its expense. MAYOR GOODMAN said that Las Vegas is very fortunate to have very generous union representatives that are always willing to lend a helping hand.

MR. MERIDA indicated that within the next couple of months he wants to secure funding for the Center. SENATOR HARRY REID is also very interested in this matter. COUNCILMAN WEEKLY said the dollars are well spent. He reiterated that it is important the newly formed committee keep the City informed and involved to ensure a good relationship with and the support of the Housing Authority.

(11:08 - 11:25)

2-1098

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

Discussion regarding possible changes to current Title 19.14.100 of the Las Vegas Zoning Code that would amend certain existing standards for off-premise signs, as well as establish new ones - All Wards

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Provide City Council with an update to allow discussion pertaining to a proposed separation distance between on-premise and off-premise signs and discussion pertaining to all current off-premise sign standards.

RECOMMENDATION:

No recommendation.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Off-Premise Sign Exclusionary Zone Map
3. Submitted at meeting: hardcopy of PowerPoint

MOTIONS:

None required. A report was given.

MINUTES:

ROBERT GENZER, Director, and EDDIE DICHTER, Senior Planner, Planning and Development, were present. MR. GENZER indicated that at a previous meeting it was determined that staff would obtain additional information on what Clark County and North Las Vegas have done regarding separation distance requirements between off-premise and on-premise signs. He noted that the text amendment item at the previous Planning Commission meeting was held in abeyance until the first Planning meeting of January 2005.

Using a PowerPoint presentation, a copy of which is made a part of these minutes, MR. DICHTER highlighted some of the Code language changes, which will include a maintenance schedule, required upfront photo simulation, prohibition of billboards on vacant properties, and various distance separations. In the C-1 and C-2 Zoning Districts, staff recommends changing the distance separation from 300 ft. to 500 ft and maintaining the 300 ft. in Industrial Zones. It is recommended that the distance separation between any off-premise and on-premise signs be increased to 200 ft. Currently, the code allows a 40 ft. off-premise billboard to be erected next to a 40 ft. billboard, which creates clutter. Another change being recommended includes the prohibition of off-premise signs to be erected over buildings or structures. Staff would also like to codify all the standards and require a five-year review on all billboards. Amendments to the off-premise exclusionary zone can be considered at a later date, as it is too large of a task to handle in conjunction with amendments to the distance requirements and sign standards.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

Continuing on, MR. DICHTER showed PowerPoint slides of what current sign-cluttered areas would look like with the recommended distance separation requirements and standards. He listed the distance separation requirements for billboards in various zones within the County, Henderson, and North Las Vegas, and then listed the following recommended requirements within the City: 750 ft. from residential, 750 ft. along the highway, 500 ft. in commercial areas, and 300 ft. in industrial areas. Like North Las Vegas and Henderson, the City would like to require in the code that billboards contain a discernable message.

MR. DICHTER pointed out pending issues, such as how are non-conforming signs going to be handled legally once the code is in effect, as well as billboards on mixed-used sites. The next step is to receive input from the billboard industry, then place the matter before the Planning Commission, and then back to Council.

MAYOR GOODMAN questioned the kind of timetable staff is looking at as far as receiving input from the industry. MR. GENZER replied that it would depend on whether or not the industry has a specific representative. Normally, questionnaires are sent out with one month's timeframe to respond. Staff would hold any necessary meetings before consideration by the Council.

MR. GENZER answered for MAYOR GOODMAN that COUNCILMAN BROWN initiated the changes after he saw that North Las Vegas and the County were making changes. Also, COUNCILWOMAN MONCRIEF raised some concerns after an unusual number of applications for new billboards in Ward 1 were submitted.

MAYOR GOODMAN asked if the City receives any compensation for allowing billboards to be erected. MR. DICHTER answered that the permit fee cost about \$100. Given that billboards generate a lot of money, MAYOR GOODMAN asked if the City has ever explored the possibility of sharing in the profits, as a result of the City issuing approval. COUNCILMAN REESE interjected that various billboard companies have approached the City about placing their billboards on City property; however, there have been problems with some of the controversial language and the clutter. MAYOR GOODMAN felt that it is important that staff study how the City might benefit from this very lucrative industry. MR. GENZER rejoined that MR. ROARK has held negotiations with some billboard companies regarding some City-owned parcels, but he is not certain any of those negotiations were successful. COUNCILMAN REESE said the County makes millions of dollars a year from leasing County space at the airport for billboards. MAYOR GOODMAN clarified that he is talking about charging a fee based on a sliding scale, according to the money that is generated as a result of the permit.

COUNCILMAN REESE asked if a "grandfather" clause is being considered for those billboards already in place in older areas. He supports the changes for new billboards, but he does not want the companies to pay possibly thousands of dollars to rebuild non-conforming billboards. He stressed that he would like designated corridors throughout the City where billboards are prohibited. MR. GENZER commented that staff is going to review the existing exclusionary zone and see if other areas can be added.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MR. GENZER then pointed out that staff is not suggesting that every new billboard have the Chelsea billboard design, because they are not appropriate for all locations. So this is an issue that necessitates resolution as well.

COUNCILMAN BROWN said that there seems to be a proliferation of new applications, and it is something that the City has to address and give the licensed billboard companies ample opportunity to respond so that they cannot come back later and claim that they were not given that opportunity. A few years ago the City was looking into requiring billboard companies to bring down billboards that have realized their value. He stressed that it is very important that the new standards are strengthened for the next generation of signage.

COUNCILMAN WOLFSON also felt that participation of the industry is very important. COUNCILMAN BROWN added that he believes the response from the industry will be positive, as he has heard that it is bad for the billboard industry to have a proliferation of signs. There is a fine number that allows all businesses to compete and do well, while still protecting the community.

NOTE: MAYOR GOODMAN directed MR. GENZER to explore the possibility of charging the billboard companies a fee based on the profits generated for having a billboard permit. MR. GENZER assured the Mayor that he would explore that.

(11:25 - 11:46)

2-1749

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD GOECKE

CONSENT DISCUSSION

SUBJECT:

Discussion and possible action on the I-515 Corridor Study prepared for the Nevada Department of Transportation - Wards 3, 4 and 5 (Reese, Brown and Weekly)

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Nevada Department of Transportation has been studying various alternatives to increase the capacity of I-515 from the interchange of I-515 and I-15 to Foothills Drive Grade Separation in the City of Henderson. The Nevada Department of Transportation has asked for the City's support of their recommended Alternate 2 for the portion of the I-515 within the City.

RECOMMENDATION:

Staff recommends City Council action to support the study's recommended Alternative 2 with the condition that Nevada Department of Transportation continues to investigate a way to provide access from I-515 to Pecos Road and to Stewart Avenue.

BACKUP DOCUMENTATION:

Agenda Memo

MOTIONS:

REESE - APPROVED as recommended - UNANIMOUS

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

- OSCAR GOODMAN, Mayor
- CHARLIE KAJKOWSKI, City Engineer
- SCOTT RAWLINS, Nevada Department of Transportation
- GARY REESE, Councilman
- ROGER PATTON, Lewis Berger
- LARRY BROWN, Councilman

NOTE: MAYOR GOODMAN stressed that he would like the relocation of some of the affected facilities to take place prior to demolition so that the constituents are not deprived of services while construction is underway.

(11:46 - 12:04)

2-2682/3-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: ADMINISTRATIVE
DIRECTOR: DOUGLAS A. SELBY

CONSENT DISCUSSION

SUBJECT:
RESOLUTIONS

R-175-2004 - Discussion and possible action regarding a Resolution Concerning the Use of Funds Generated from the Enactment of a Sales and Use Tax Increase in Response to Clark County Advisory Question No. 9

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

There has been some concern expressed that the enactment of a sales tax to fund new police officers would allow the County and City to divert funding from existing police budgets to other uses. The additional funding should only be used to supplement and not replace existing funding for police services.

Funding for police services has historically been treated as a high priority by the Las Vegas City Council. Over the last ten years, the City has increased its contribution to Metro by an average of nearly 8.6%. The need for the advisory question was based on the City and County's increasing funding commitment to Metro that could not be sustained in the face of other service demands.

Increased funding will still be required to pay for wage and benefit increases resulting from collective bargaining, the hiring of new civilian employees and increases in the cost of operating supplies, capital equipment, and capital facilities, none of which are eligible for funding from the proposed sales tax.

RECOMMENDATION:

It is recommended that the City Council approve this Resolution and authorize its execution on behalf of the City.

BACKUP DOCUMENTATION:

Resolution No. R-175-2004

MOTIONS:

REESE - APPROVED as recommended - UNANIMOUS

MINUTES:

CITY MANAGER SELBY reported that this is a companion item to one passed by the County Commission. It states that, should the sales tax increase be approved by the legislature and the County Commission, the increased portion will be dedicated to additional police officers and that the City will continue, as the County has committed, to fund the Las Vegas Metropolitan Police Department (Metro).

COUNCILMAN REESE said the resolution was also considered by the County Commissioners to satisfy some of the questions and concerns of the legislators. He noted that the Council has always been very supportive of Metro. MAYOR GOODMAN stated that Question No. 9 will not change the City's

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

support for Metro. He felt this resolution was not necessary.

COUNCILMAN MACK stressed that public safety has always been very important to this Council, and he fully supported Question No. 9. Without the safety of the tourists, this town would be ruined.

(12:04 - 12:07)

3-53

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

RESOLUTIONS:

R-176-2004 - Discussion and possible action regarding a Resolution Adopting Guidelines for Development Within the Kyle Canyon Gateway Area

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City has nominated approximately 1,700 acres of land currently managed by the Bureau of Land Management (BLM) near Kyle Canyon Road for disposal at an upcoming BLM auction. This Resolution is intended to put potential developers and the public on notice of the City's expectations for development within the area, including anticipated requirements for dedication and improvements.

RECOMMENDATION:

It is recommended that the City Council approve this Resolution and authorize its execution on behalf of the City.

BACKUP DOCUMENTATION:

1. Resolution No. 176-2004
2. Submitted at meeting: hardcopy of PowerPoint

MOTIONS:

MACK - APPROVED as recommended - UNANIMOUS

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

- OSCAR GOODMAN, Mayor
- TOM PERRIGO, Planning and Development
- LAWRENCE WEEKLY, Councilman
- MICHAEL MACK, Councilman
- GARY REESE, Councilman
- JERRY HELTON, Southern Highlands Development Corporation
- VAL STEED, Chief Deputy City Attorney
- DOUG SELBY, City Manager
- LARRY BROWN, Councilman
- UNIDENTIFIED SPEAKER

(12:07 - 12:27)

3-144

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT DISCUSSION

SUBJECT:

BOARDS AND COMMISSIONS

Discussion and possible action on the appointment of a member of the City Council to serve on the Oversight Panel for School Facilities

Fiscal Impact:

- | | |
|---|-----------------|
| <input checked="" type="checkbox"/> No Impact | Amount: |
| <input type="checkbox"/> Budget Funds Available | Dept./Division: |
| <input type="checkbox"/> Augmentation Required | Funding Source: |

PURPOSE/BACKGROUND:

The 1997 State Legislature formed the Oversight Panel for School Facilities whose obligation it is to "review and approve or disapprove a request by the board of trustees of the school district for the issuance of general obligation bonds" for school construction (NRS 393.097). The law calls for a representative of the County Commission and each of the City Councils in Clark County to serve on this panel, along with five members appointed by the Board of School Trustees. Councilman Larry Brown has served as the City's representative on this Panel, term expiration, December 31, 2004, and is eligible for reappointment.

RECOMMENDATION:

Procedure to fill this seat is appointment by the City Council. Options are to reappoint Councilman Brown or appoint a new member of the Council to serve on the Oversight Panel for School Facilities.

BACKUP DOCUMENTATION:

Listing and authority for this panel

MOTIONS:

GOODMAN - Motion to REAPPOINT COUNCILMAN LARRY BROWN - UNANIMOUS

MINUTES:

Clerk to notify

There was no discussion.

(12:27)

3-775

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

BOARDS & COMMISSIONS

Appointment and reappointment of members to the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board

Fiscal Impact:

- | | |
|--|------------------------|
| <input checked="" type="checkbox"/> No Impact | Amount: |
| <input type="checkbox"/> Budget Funds Available | Dept./Division: |
| <input type="checkbox"/> Augmentation Required | Funding Source: |

PURPOSE/BACKGROUND:

The Youth Neighborhood Association Partnership Program Grant Review Board was established by Council action on March 1, 2000. YNAPP is a service-learning program encouraging young people to take an active role in their neighborhood. The Board consists of 15 members, eight adults and seven youth. Terms of office are one year, and members may be reappointed to consecutive one-year terms. Expiration of this Board occurs yearly. Members appointed at this meeting will serve from December 3, 2004 to December 3, 2005.

RECOMMENDATION:

Procedure for this Board is appointment by the City Council and the Dept. of Neighborhood Services recommends the following: Appointments: (Adult Representative) Detrick Sanford, (Youth Representatives) Rogierre Hughes, William Arndt, Madeline Laxa, Jazmin Terrazas, Jessica Cohen, Natasha Yonkof, Isabelle Slick Reappointments: (Adult Representatives) Minerva Gomez, Katrina Manzi, Loretta Arrington, Katherine Martin, Greg Toussaint, Darcy Hayes, Lisa Clearwater-Campbell

BACKUP DOCUMENTATION:

1. Agenda Memo explaining purpose of board and proposed appointments and their categories
2. Current Listing and Authority - Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board

MOTIONS:

GOODMAN - Motion to APPOINT and REAPPOINT the members as recommended - UNANIMOUS

Clerk to notify

NOTE: A previous motion by Goodman for reconsideration rescinded Reese's initial motion to appoint and reappoint the members as recommended because the last five names were not announced. Both motions carried unanimously.

MINUTES:

There was no discussion.
(12:27 - 12:28/12:32 - 12:33)
3-789/3-959

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-71 - Expands the boundaries of the Live/Work Overlay District to include the Las Vegas Medical District, and allows medical office uses within the Overlay District. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Earlier this year the City Council adopted an ordinance to establish the Live/Work Overlay District. It is now proposed to expand the boundaries of the Overlay District to include the Las Vegas Medical District, and to allow medical office uses within the Overlay District. This bill will accomplish the change.

RECOMMENDATION:

ADOPTION at 12/1/2004 City Council meeting as First Amendment pursuant to the 11/16/2004 Recommending Committee

First Reading - 11/3/2004; First Publication - 11/19/2004

BACKUP DOCUMENTATION:

Bill No. 2004-71

MOTIONS:

MONCRIEF - Second Reading and BILL ADOPTED as recommended as Ordinance No. 5734 - UNANIMOUS

Clerk to proceed with second publication

MINUTES:

There was no discussion.
(12:28 - 12:29)
3-823

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-72 - Revises the standards for converting public streets into private streets in existing subdivisions. Sponsored by: Councilwoman Janet Moncrief

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Several months ago the City Council adopted an ordinance to revise the standards and procedures for converting public streets into private streets in existing subdivisions. One of the requirements was for private streets to be located on property that is separately owned by a property owners' association. It has since been proposed, as an alternative to the current ownership requirement, to allow such private streets to be located on property that is subject to perpetual access easements running in favor of the owners of lots within the subdivision. This bill will accomplish the change.

RECOMMENDATION:

ADOPTION at 12/1/2004 City Council meeting pursuant to the 11/16/2004 Recommending Committee

First Reading - 11/3/2004; First Publication - 11/19/2004

BACKUP DOCUMENTATION:

Bill No. 2004-72

MOTIONS:

MONCRIEF - Second Reading and BILL ADOPTED as recommended as Ordinance No. 5735 - UNANIMOUS with GOODMAN abstaining because he lives in the Scotch 80s

Clerk to proceed with second publication

MINUTES:

DANNY PIPER, 1217 Park Circle, urged approval, stating that the ordinance is necessary in order to preserve older neighborhoods.

COUNCILWOMAN MONCRIEF commented that she is working with Scotch 80s. The residents will incur the cost of converting public streets to private streets. It will actually be a savings to the taxpayers because the residents will maintain their own streets.

(12:29 - 12:32)

3-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-74 - Expands the allowability of mixed-use developments in the C-1 and C-2 Zoning Districts, and allow such developments by means of special use permit in the C-PB Zoning District. Sponsored by: Councilman Larry Brown

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Mixed-use developments are presently allowed by means of special use permit in the C-1 and C-2 Zoning Districts, but only in the Neighborhood Revitalization Area, and are not permitted in the C-PB Zoning District. This bill would allow mixed-use developments by means of special use permit in all C-1, C-2 and C-PB Zoning Districts. (NOTE: The adoption of this bill will depend on the approval of a corresponding amendment to the Las Vegas 2020 Master Plan.)

RECOMMENDATION:

HELD IN ABEYANCE to the 12/14/2004 Recommending Committee meeting and 12/15/2004 City Council meeting pursuant to the 11/30/2004 Recommending Committee.

First Reading - 11/17/2004; First Publication - 11/20/2004

BACKUP DOCUMENTATION:

Bill No. 2004-74

MOTIONS:

REESE - Motion to bring forward and STRIKE Item 5 and Hold in ABEYANCE Item 56 to 12/15/2004 - UNANIMOUS

MINUTES:

There was no related discussion.
(9:30 - 9:31)
1-752

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-75 - Provides for the relocation of off-premise signs that are required to be removed in connection with the installation of publicly-funded improvements. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations currently do not address the relocation of off-premise signs that are required to be removed in connection with the installation of publicly-funded improvements. This bill will allow the relocation of such signs to be approved administratively under certain circumstances, subject to conditions designed to minimize any impacts associated with sign relocation.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-75

MOTIONS:

MONCRIEF - Second Reading and BILL ADOPTED as recommended as Ordinance No. 5736 - UNANIMOUS

Clerk to proceed with second publication

NOTE: COUNCILMAN MACK disclosed that although Mack Consulting has previously had dealings, and may do so in the future, with various outdoor advertising companies, this bill treats every company equally. COUNCILMAN MACK stated he would be voting, as none of the sign companies have approached him regarding this bill, and he did not believe his business would be impacted.

MINUTES:

There was no discussion.
(12:33 - 12:34)
3-1005

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-76 - Updates the membership of the Design Review Committee for the Downtown Entertainment Overlay District. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

By ordinance, the Design Review Committee for the Downtown Entertainment Overlay District includes within its membership a representative of the City Centre Development Corporation. Because that corporation no longer functions, it is necessary to update the committee membership. This bill will accomplish that, adding a second representative from the Planning and Development Department to take the place of the seat previously held by City Centre Development Corporation.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-76

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-77 - Authorizes the granting of a distance-separation waiver for a tavern to be located within a regional mall. Sponsored by: Councilwoman Janet Moncrief

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations generally require a distance separation between taverns, but allow the distance separation requirement to be waived in certain limited circumstances. This bill would add another such circumstance, namely, when a proposed tavern will be located within a regional mall.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-77

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-78 - Clarifies the procedures and standards that apply to the installation of speed humps on residential streets. Proposed by: Richard D. Goecke, Director of Public Works

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The City currently has a number of procedures and provisions that apply to the installation of speed humps on residential streets. This bill will establish an overall approach to the issue, taking into account existing procedures and standards and clarifying the role and discretion of the City Council in the process.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-78

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-79 - Levies Assessment for Special Improvement District No. 1480 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road). Sponsored by: Step Requirement

Fiscal Impact:

<input type="checkbox"/> No Impact	Amount:	\$308,608.02
<input checked="" type="checkbox"/> Budget Funds Available	Dept./Division:	Public Works/SID
<input type="checkbox"/> Augmentation Required	Funding Source:	Capital Projects Fund/Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, curb and gutter, sidewalk, driveways, streetlights, water laterals, water mains, sewer laterals, and sewer mains. The assessments will be paid over a 10-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-79

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-80 - Levies Assessment for Special Improvement District No. 1495 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road). Sponsored by: Step Requirement

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$12,759.92
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Public Works/SID
<input type="checkbox"/>	Augmentation Required	Funding Source:	Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, curb and gutter, sidewalk, and streetlights. The assessments will be paid over a 10-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-80

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

CONSENT **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-81 - Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

Fiscal Impact:

<input checked="" type="checkbox"/> No Impact	Amount:
<input type="checkbox"/> Budget Funds Available	Dept./Division:
<input type="checkbox"/> Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

This bill is a housekeeping measure to update the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-81

MOTIONS:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

THE MORNING SESSION RECESSED AT 12:36 P.M.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

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

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition located at 1401 Comstock Drive. PROPERTY OWNERS: WILLIS J. JR. & GLINDA BOWDEN - Ward 5 (Weekly)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$24,457.05
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Broadbent & Associates to conduct an asbestos survey and K.O. Construction to remove the asbestos, demolish the structure, and remove all trash, debris, refuse, waste, high/dry/dead vegetation, etc. and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$24,457.05 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

WEEKLY - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK and MONCRIEF excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

approve the report of expenses in the amount of \$24,457.05, \$750 for an asbestos survey by Broadbent and Associates, \$21,267 to K.O. Construction for asbestos removal, and \$2,440.05 in administrative fees. He requested that the charges be filed and recorded against the property as a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:41 - 1:43)

4-71

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at 7009 Dramatic Way. PROPERTY OWNERS: LORI ANN & DALE F. NITZSCHKE - Ward 6 (Mack)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$1,666.35
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K.O. Construction to remove any and all abandoned material and scattered litter from the premises, repair the glass block, remove all weeds and high vegetation from all yards, and posting "No Trespassing, No Dumping and No Vehicles" signs on site.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,666.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended that the City Council approve the report of expenses in the amount of \$1,666.35; \$1,449 to K.O. Construction and a

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

15 percent administrative fee of \$217.35. In order that the charges be filed and recorded against the property as a special assessment and lien. The Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

MAYOR GOODMAN asked if conversations were held with the property owner before corrective action was taken. MR. HARSIN replied that procedures were followed by the Code Enforcement Officer, including notifying the property owner, but no one responded.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:43 - 1:45)

4-130

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at Vacant Lot between 5504 & 5516 Alpine Place (Parcel #138-36-407-023). PROPERTY OWNER: SAMER N. NAKHLE - Ward 1 (Moncrief)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$951.05
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired ADS Environmental & Construction, Inc. to remove all refuse, waste and litter from the vacant lot, remove all high weeds and grass and post "No Trespassing, No Dumping and No Vehicles" signs on site.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$951.05 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3201 Arlene Way. PROPERTY OWNER: MICHAEL J. MARUNA - Ward 6 (Mack)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$3,085.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired C&W Enterprises, to board and secure the units, remove the tree limb from roof over Unit 1, repair damaged portion of roof, remove trash, debris, dilapidated fences and gates from property, trim, cut, remove all weeds/turf grass exceeding eight (8) inches in height in all yards. Remove litter from all yards, remove inoperable, junk, unlicensed black Olds and white/tan Ford Bronco from rear parking area and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$3,085.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council approve the report of expenses in the amount of \$3,085, \$2,400 to C&W Enterprises, \$325 boarding fee and a 15 percent administrative fee of \$360. In order that the charges be filed and recorded against the property as a special assessment and lien, he recommended the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:45 - 1:46)

4-186

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 314 N. 16th Street. PROPERTY OWNER: YVONNE C. FUKUMOTO - Ward 5 (Weekly)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$1,610.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Weaver Inc. to remove all refuse, waste and litter from all yards, remove all dead weeds and brush, and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,610.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

WEEKLY - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council approve the report of expenses in the amount of \$1,610, \$1,400 to Weaver, Inc. and a 15 percent

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

administrative fee of \$210. In order that the charges be filed and recorded against the property as a special assessment and lien, he recommended the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:46 - 1:47)

4-228

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at Vacant Lot on Maydelle Place (North of 395 Maydelle Place). PROPERTY OWNER: CABRERA INVEST - Ward 3 (Reese)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$1,265.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Weaver Inc. to remove all refuse, waste and litter from all yards, trim, cut, remove all weeds/turf grass exceeding (8) inches in height from the entire parcel and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,265.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HASRSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council approve the report of expenses in the amount of \$1,265, \$1,100 to Weaver, Inc., and a 15 percent

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

administrative fee of \$165. In order that the charges be filed and recorded against the property as a special assessment and lien, the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:47 - 1:48)

4-262

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

CONSENT DISCUSSION

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 1106 Norman Avenue. PROPERTY OWNER: CARL R. SAUNDERS - Ward 3 (Reese)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$1,321.35
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	Neigh. Services/Response
<input type="checkbox"/>	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired K.O. Construction to remove all refuse, waste and litter from all yards, remove storage shed in the rear yard, remove abandoned inoperative, unregistered two-door coupe from driveway in the rear of the property and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,321.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTIONS:

REESE - APPROVED the action of Neighborhood Services with the amended amount of \$1.000 - UNANIMOUS

MINUTES:

NOTE: Photographs shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented photographs of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended that the City Council approve the report of expenses in the amount of \$1,321.35, \$1,149 to K.O. Construction and a 15 percent administrative fee of \$172.35. In order that the charges be filed and recorded against the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

property as a special assessment and lien, he recommended that the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

The property owner, CARL SAUNDERS resides in Los Angeles and indicated that he had responded to the notices by having the weeds removed. He noted that the City towed away an unregistered car parked on the side of the house and a storage shed. He questioned why he was charged \$1,400 for something that he had already cleaned.

PAM HINES, Supervisor, Code Enforcement, Neighborhood Services Department, explained that the case started towards the end of July with proper notification. An officer inspected the location several times. A notice was served by certified mail to the last known address obtained from the County Assessor's Office. In addition, a notice was posted on site. Subsequent inspections were made after the notice was posted. A response was received from the owner after the contractor had abated the nuisance. She verified for MAYOR GOODMAN that the nuisances were the storage shed, the vehicle and the weeds.

MAYOR GOODMAN questioned whether there was a need to have the weeds removed when the property owner had already taken care of them. MR. SAUNDERS questioned why the shed was removed. MS. HINES reiterated that after the notice was posted, a subsequent inspection found that the weeds were still present. She showed photographs taken on October 1, 2004 to that effect. She was not certain if the weeds were the same or new.

MR. SAUNDERS remarked that it cost him \$300 to have the weeds removed. MS. HINES discussed with MAYOR GOODMAN that the contractor does not provide a breakdown for the removal of the weeds, the vehicle and the shed. MAYOR GOODMAN stated that the applicant should not be charged for the removal of the weeds.

COUNCILMAN REESE moved to impose a \$1,000 fee and exclude the \$321.35.

COUNCILMAN WOLFSON indicated that at the last City Council meeting he made an observation about the videos whether they were before or after abatement. He read for the record an e-mail he received from a constituent who was watching the November 17, 2004 City Council meeting. The constituent suggested that the videotape should clearly show the property before any work is done, the amount of work required, as well as the breakdown of fees. Finally, a panoramic video of the completed work should be shown, as well as a timed-stamped date of the completion. COUNCILMAN WOLFSON commented that if the videos show a before and after time-stamped date, it would help clear any issues. BETSY FRETWELL, Deputy City Manager, indicated that those adjustments will be made administratively.

COUNCILMAN BROWN asked if the City can go into someone's backyard and remove a vehicle from the driveway and a storage shed from the back if the front yard is clean. DEPUTY CITY ATTORNEY TOM GREEN explained that the City Ordinance requires that notice be provided of what the nuisance is, and the vehicle would have to be included in the notice. There is a provision in the Ordinance for abandoned vehicles that are parked more than 30 days. Again, notice would have to be provided to that effect. The shed or any type of structure that is a violation of the Building Code is a nuisance under the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

City Ordinance. Many of these sheds are built next to the fences, which is a violation of the Building Code. He reiterated that those facts would have to be delineated in the notice to the property owner, which is a requirement of due process specifying the time in which the nuisance needs to be corrected. COUNCILMAN BROWN verified with DEPUTY CITY ATTORNEY GREEN that if a property owner is away for a period of 30 days and notice is given during that time period, it is still within the City's Ordinance to take action.

MAYOR GOODMAN declared the public hearing closed.

(1:48 - 2:00)

4-299

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT **DISCUSSION**

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE - Request for an Extension of Time of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (OFFICE) AND C-V (CIVIC) on 13.70 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN 139-29-801-005), Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

There was no discussion.
(2:00 - 2:01)
4-696

CONDITIONS:

Planning and Development

- 1. This Extension of Time for the O (Office) portion of the site (a portion of Assessor's Parcel Number 139-29-801-005) shall expire on December 1, 2006 unless another Extension of Time is approved by the City Council.
- 2. The C-V (Civic) zoning on the eastern portion of the site shall become permanent.
- 3. Conformance to the Conditions of Approval for Rezoning Z-0011-02 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REVIEW OF CONDITION

ROC-5319 - APPLICANT/OWNER: COKE MAGGIE, LLC - Request for a Review of Condition Number 8 of an approved Tentative Map of Coke and Conough (TMP-1179) WHICH REQUIRED OFF-SITE IMPROVEMENTS FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN 125-09-510-001 through 019), R-E (Residence Estates) Zone, Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Planning Commission approval letter for TMP-1179

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

DAVID KOERGERM, 8445 Las Vegas Boulevard, appeared on behalf of the applicant and indicated the request is to remove the sidewalks and streetlights along Maggie Avenue. The request came about after several meetings were held with the neighbors and COUNCILMAN MACK'S staff, at which time concerns were expressed about preserving the rural feel of this particular neighborhood.

COUNCILMAN MACK commented this action would allow for rural street improvements near Floyd Lamb State Park.

(2:01 - 2:02)

4-707

CONDITIONS:

Planning and Development

1. Conformance to all applicable conditions of approval for Special Use Permit SUP-1178, Variance VAR-3902, Tentative Map TMP-1179 and Final Map FMP-3349.

Public Works

2. Amend previously approved Condition Number 8 of TMP-1179 with the following: Construct rural improvements on Maggie Avenue, including full turn-around paving if legally able, adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

39-feet, being 34-feet of asphalt, centered if possible on the centerline of Maggie Avenue; and 30-inch rolled curb on the development side of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Maggie Street. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REVIEW OF CONDITION

ROC-5520 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Review of Condition Numbers 3 and 4 of an approved Site Development Plan Review [Z-0073-02(1)] TO ALLOW THREE STORIES WHERE TWO STORIES WAS THE MAXIMUM HEIGHT ALLOWED; AND TO CHANGE THE SETBACKS TO A MINIMUM OF 6 FEET IN FRONT OF THE GARAGE, AND 10 FEET IN THE REAR WHERE THE SETBACKS WERE APPROVED AS A MINIMUM OF 10 FEET TO THE FRONT OF THE HOUSE, 18 FEET TO THE FRONT OF THE GARAGE, AND 6 FEET IN THE REAR for an approved 261 lot single family development on 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN 137-12-311-001 through 145; and 137-12-313-001 through 115), PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council approval letter for ZON-0073-02(1)
5. Submitted after final agenda - 7 protest letters

MOTIONS:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL SKUSE appeared on behalf of Richmond American Homes and stated the review of conditions is on a previous approved site plan. A new product is being introduced into this area, which he believes will be very successful.

COUNCILMAN BROWN verified with MR. SKUSE that the height difference between the old and new models is not significant.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:02 - 2:04)

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

4-758

CONDITIONS:

1. Condition of Approval Number 3 shall be amended to read: "All development shall be in conformance with the original site plan and building elevations date stamped October 22, 2004."
2. Condition Number 4 shall be amended to read: "The standards for this development shall include the following: the building height shall not exceed three stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 5 feet to the house, 5 feet or less or 18 feet or greater from the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear."
3. Conformance to all applicable conditions of approval for Rezoning Z-0073-02, Site Development Plan Review Z-0073-02(1), Tentative Map TMP-1263 and Final Maps FMP-2271 and FMP-2272.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5184 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Site Development Plan Review FOR A 14,000 SQUARE FOOT OFFICE BUILDING AND A 17,250 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL. (NOTE: The applicant requests to withdraw the portion of this application for APN 138-12-110-021)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter from Aptus Architecture requesting a portion of this application be withdrawn

MOTIONS:

MACK - WITHDRAW WITHOUT PREJUDICE APN 138-12-110-021 - UNANIMOUS

MACK - APPROVED subject to conditions APN-138-12-110-022, deleting Conditions 2, 3 and 10 and amending Condition 6 as follows:

- 6. All development shall be in conformance with the site plan and building elevations, date stamped November 2, 2004, except as amended by conditions herein**
- UNANIMOUS**

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JOHN LASPALUTO, 1200 South 4th Street, appeared together with JOHN FIELD and KRISTEN NEUMAN. MR. LASPALUTO commented that the project consisted of two parcels; one parcel containing an office building and the other an indoor batting practice cage. Both parcels are located in O (Office) Zoning and a rezoning would have been required for the batting cage and a General Plan Amendment. He asked that Parcel 138-12-110-021 be withdrawn and proceed with the development of the office building, APN 138-12-110-022. The site plan for that project was submitted to Planning on November 2, 2004. MR. LASPALUTO met with the neighborhood association and neighbors directly across from this project who requested that changes be made to the original plan, which included the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

removal of vehicle access from Leon Avenue to Alexander Road. In addition, the residents asked that the appearance of the building be improved on the east end facing their residences. MR. LASPALUTO asked that in lieu of landscaping on the east side of the property, they be permitted to increase the landscaping in the perimeter along Leon Avenue to screen the building from the neighbors. In addition, a decorative screened wall will be provided along Leon Avenue.

ROBERT GENZER, Director of Planning and Development, explained that staff's objection was due to the other use, and not the office building. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that separate motions be taken.

MR. LASPALUTO asked that Condition 6 be amended to refer to the site plan submitted November 2, 2004.

COUNCILMAN MACK recognized that the applicant's objective is to develop something that will be great for the community. The residents have embraced this concept.

MR. GENZER recommended that Conditions 2, 3 and 10 be deleted and Condition 6 be amended as requested by the applicant. He also clarified that no waiver is involved in this application. The one minor change requested by the applicant regarding the landscaping can be done administratively. MR. LASPALUTO concurred with all changes and comments.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:04 - 2:12)

4-837

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A reversionary final map shall be recorded prior to the issuance of any building permits.
3. A Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All development shall be in conformance with the site plan and building elevations, date stamped October 1, 2004 except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. The elevations of the building facades shall be revised with additional architectural features to enhance facade articulation. The elevation changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A Waiver to allow a 10-foot rear setback is approved.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON 5183) and all other applicable site-related actions.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5310 - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

GARY CONGDON, Lee & Sakahara Architects, appeared on behalf of the applicant and concurred with staff recommendations.

COUNCILMAN WEEKLY asked which fast food restaurant will be located on this site. MR. CONGDON replied that the developer is still looking for potential clients. COUNCILMAN WEEKLY pointed out that a middle school sits in front of this site and expressed concern about the type of buffer that would be used. MR. CONGDON replied there is a six-foot block wall along the property line and an eight-foot landscape buffer. Unlike the previous submittal, no automobile services will be provided. He indicated that no potential retailers have come forth, with the exception of a company called Dollar Store.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:12 - 2:15)

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

4-1091

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. A revised site plan shall be submitted to the Planning and Development Department, which shows a 10-foot side yard setback to the drive through of the bank from the east property line, before the issue of building permits.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

13. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

15. Site development to comply with all applicable conditions of approval for ZON-3335, TMP-3435, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5314 - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 18

MOTIONS:

WOLFSON - APPROVED subject to conditions - UNANIMOUS with MONCRIEF not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SUSAN JOHNSTON, Stanley Consultant, appeared on behalf of the applicant and concurred with staff conditions.

MAYOR GOODMAN expressed concern about the many apartment conversions taking place throughout the Valley. He asked what happens to an apartment dweller that cannot afford to buy the condominium. NEAL SINGER, P.O. Box 2812 Rancho Santa Fe, California, appeared on behalf of the owner and stated the owner is looking to record a condominium map and position the project in the market place. However, there are no plans to sell them to individual owners. The apartment dwellers that currently reside there will be given the opportunity to buy a unit. MR. SINGER noted that in California, in certain cases, people have been relocated with expenses afforded to the owner. He is not certain if that is the intent in this particular case.

COUNCILMAN WOLFSON commented that there seems to be a trend to convert apartments into condominiums. He asked their price range. MR. SINGER responded he is not certain whether the current owner will be the ultimate converter. At this point they are looking to position the project in the market place. He discussed with COUNCILMAN WOLFSON that the owners made drought landscape renovations a few years ago. He is not aware of any plans for additional landscape revisions.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

COUNCILMAN WOLFSON pointed out that both the Planning Commission and staff recommended approval and emphasized the applicant's justification that the conversion would provide an opportunity for first-time homebuyers to purchase a starter home, as well as the empty nester to downsize into more manageable space. Hopefully, the price range will be something that the current apartment renter could consider and purchase. In addition, the proposal is compatible with the adjacent development and consistent with the general plan. He received a letter from a resident concerned about where the minimum wage earner would live and pay rent. He cautioned that this trend might cause concern to those people that cannot afford to buy a condominium.

COUNCILMAN REESE expressed concern about the maintenance of these condos, especially if they are bought to be rented. MR. SINGER responded that a homeowners association would not only take care of the maintenance, but also charge the individual owners for that service. COUNCILMAN REESE referred to a project where the property was maintained for approximately two years, but when they were sold individually, the area became one of the worst in his Ward. DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that in a condominium situation the owner only owns the air rights within the condo walls themselves. They do not own the roofs and the common area. A homeowner association normally controls those. However, in a town home or fourplex situation the owner may own the actual land underneath the condo or the town home. In this situation the owner would only own the actual unit itself and not the outer walls.

COUNCILMAN REESE asked who would be responsible for taking care of the common areas. DEPUTY CITY ATTORNEY SCOTT replied it should be the homeowners' association responsibility.

MAYOR GOODMAN asked if a condition could be imposed that if the conversion occurs, a homeowners association needs to be established. DEPUTY CITY ATTORNEY SCOTT responded that normally the nature of a condo is that the homeowners association takes care of the roof, the common areas, the landscaping, sprinklers, and the parking lot area.

In response to MAYOR GOODMAN'S request, MR. SINGER indicated that a homeowners association is a requirement of the State Department of Real Estate in order to operate a condominium. DEPUTY CITY ATTORNEY SCOTT added that since this is a site plan, the City Council would not have that authority on this application. MAYOR GOODMAN reiterated his concern about the potential of dislocating people who consider their apartment their home.

COUNCILMAN WOLFSON commented this is a double edge sword situation. On one hand there are renters who have an equity interest in their property and then there are some who do not care about what their units look like or the need to protect them. In addition, some people who are renters will be given the opportunity to have equity in some property.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:15 - 2:26)

4-1192

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire one year from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date stamped September 16, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, and all common areas created by this action.
6. No turf shall be permitted in the non-recreational common areas, such as perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.
7. Fully enclosed trash enclosures shall be constructed, using the design theme and materials similar to those used in the main structures.
8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

Public Works

9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site.
10. The Final Map for this site shall not be approved until all required public sewer connection fees have been paid to the City of Las Vegas.
11. Meet with the Flood Control Section of the Department of Public Works prior to submittal of a Final Map for this site to determine if a drainage study update shall be required. Comply with the recommendations of the Flood Control Section.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for Z-9-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

MAJOR MODIFICATION

MOD-5254 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PR-OS (PARK/SCHOOL/RECREATION/OPEN SPACE) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 34

MOTIONS:

BROWN - APPROVED subject to condition - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 78 [MOD-5254], Item 79 [ZON-5256] and Item 80 [SDR-5257].

CLAIR LEWIS, City of Las Vegas, concurred with staff recommendations.

COUNCILMAN BROWN explained that the Bureau of Land Management (BLM) owns the majority of the parcel. There is a very large detention basin and a major road and Flood Control District project that circle around the basin connecting Alexander Road and Hualapai Way currently under construction. This is a wonderful example of how the Flood Control District, the Regional Transportation Commission (RTC) and the City partnered to build this joint-use facility. The basin is being developed with six softball fields on top of the basin having synthetic turf. The coordination between the other agencies not only saved the City money, but the taxpayers' dollars as well. The City Council has done a great job throughout the City in building baseball and soccer facilities. Softball is a growing sport and this project is dedicated to the youth player from five to eighteen years of age. In addition, the women's softball program can call this destination their home.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

COUNCILMAN BROWN thanked staff for a great job, and for working with the neighborhood. He showed on the map that the "not a part" was originally zoned commercial. It is anticipated that a condominium facility will come in and around this facility. The facility also ties into the Police Memorial Park to the south and Lone Mountain to the north, where the County and the City are working on a master plan. He reminded the City Council that funding for this project was taken away from other projects and hopes reciprocal support comes from funding in the Spring.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 78 [MOD-5254], Item 79 [ZON-5256] and Item 80 [SDR-5257].

(2:26 - 2:32)

4-1624

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING RELATED TO MOD-5254

ZON-5256 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) AND [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATIONS] TO: PD (PLANNED DEVELOPMENT) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 78 [MOD-5254] for all related discussion.

(2:26 - 2:32)

4-1624

CONDITIONS:

Planning and Development

1. This Rezoning shall go direct to ordinance.
2. Approval of Site Development Plan Review (SDR-5257) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. If not already in place, construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5254 AND ZON-5256

SDR-5257 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED BASEBALL AND SOFTBALL PARK on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-201-006, 138-07-102-001, 138-07-201-010, 138-07-103-002, 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] [PROPOSED: PD (Planned Development)], U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 36

MOTIONS:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 78 [MOD-5254] for all related discussion.
(2:26 - 2:32)
4-1624

CONDITIONS:

Planning and Development

1. Approval of Major Modification (MOD-5254) and Rezoning (ZON-5256) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior lighting shall meet the standards of Title 19.08.060(C).
4. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a Multi-Use Non-Equestrian Transportation Trail along the northern alignment of Gowan Road unless amended by a subsequent General Plan Amendment.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. If not already in place, construct appropriate half-street improvements adjacent to this site concurrent with development of this site.

14. Submit an application to vacate all existing right-of-way in conflict with this site plan.

15. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

16. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VARIANCE

VAR-5288 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 81 [VAR-5288], Item 82 [SUP-5287], Item 83 [WVR-5289] and Item 84 [SDR-5286].

CHAD VELLINGA, 3445 South Valley View Boulevard, appeared on behalf of the applicant and concurred with staff recommendations. He showed a schematic design of the proposed project depicting 71 units with a gated entry from Fremont Street and a secondary access from Lewis Street that will facilitate walking towards the commercial center on the other side of Charleston Boulevard. The loft homes are three stories with two car garages; professional office space on the bottom floor, living space and kitchen area on the second floor, and the master suite on the third floor.

COUNCILMAN REESE indicated that his staff members, LORETTA ARRINGTON and SUSIE MARTINEZ, traveled to Houston to visit a similar project and were impressed with not only the material used for the exterior, but with the material used in the interior. The project helped revitalize a blighted area. He asked that the colors of the proposed building be of a desert tone. MR. VELLINGA explained that the color selection process is very elaborate. The intent is to draw the blue colors from the adjacent school and incorporate them into the development. COUNCILMAN REESE reiterated he does not want bright red, blue or green. He prefers desert colors.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MR. VELLINGA explained the color selection process is done through a committee of architects and the proposed concepts are sent to Italy where the color schemes are debated. The material is designed to last a hundred years with low maintenance. He will continue to work with the Councilman's office to obtain a color scheme agreed upon by everyone. They expect to break ground on the first 30 units in the middle of January. The estimated cost for a two thousand square feet unit is \$240,000 with a two-car garage.

COUNCILMAN REESE thanked the applicant for working with his office and for holding a neighborhood meeting. He asked that a condition be added that the applicant work together with staff on the color scheme.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 81 [VAR-5288], Item 82 [SUP-5287], Item 83 [WVR-5289] and Item 84 [SDR-5286].

(2:32 - 2:40)

4-1854

CONDITIONS:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-5288

SUP-5287 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.
(2:32 - 2:40)
4-1854

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.06.130 for the Live/Work use.
2. Approval of a Text Amendment (TXT-4602) to expand the boundaries of the Live/Work Overlay District to include the subject property.
3. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-5286.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code Requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

WAIVER RELATED TO VAR-5288 AND SUP-5287

WVR-5289 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Waiver of Title 18.12.100 TO ALLOW 32-FOOT PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.
(2:32 - 2:40)
4-1854

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5288), Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).

2. All City Code requirements and all City design standards shall be met, other than those waived or varied through this and companion applications.

Public Works

3. Curbs on at least one side of 32 feet wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.

4. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5288, SUP-5287 AND WVR-5289

SDR-5286 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Site Development Review and Waivers of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

REESE - APPROVED subject to conditions and the following added condition:

- **The applicant shall work with staff and the City Council office on the color scheme.**
- **UNANIMOUS**

MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.
(2:32 - 2:40)
4-1854

CONDITIONS:

Planning and Development

1. A Text Amendment (TXT-4602) approved by City Council to expand the boundaries of the Live/Work Overlay District to include the subject property must be in place prior to issuance of building permits.
2. A Special Use Permit (SUP-5287) to allow the Live/Work development approved by City Council
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.
5. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

allow a front yard setback of five feet along Fremont Street.

6. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, in order to allow a 9-1/2 foot sidewalk where 11 feet is required.

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

11. The streetscape treatment shall be reviewed and approved by the Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. All required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

12. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.

13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.

14. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.

15. Signage for the development shall be permitted in conformance with the requirements of the Live/Work Overlay District and Title 19.14.

16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Fremont Street and dedicate the remaining portion of the cul-de-sac bulb on Lewis Street adjacent to this site prior to the issuance of any permits.

18. Construct all incomplete half-street cul-de-sac improvements on Lewis Street adjacent to this site concurrent with development of this site.

19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

20. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.

21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

24. Landscape and maintain all unimproved right-of-way on Fremont Street adjacent to this site.

25. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fremont Street public right-of-way adjacent to this site prior to occupancy of this site.

26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4808 - TABLED ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Protest letter

MOTIONS:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with GOODMAN abstaining because he is a partner with ATTORNEY JAY BROWN for a building on West Charleston Boulevard

MINUTES:

MAYOR GOODMAN opened the Public Hearing on Item 85 [SUP-4808] and Item 86 [SUP-4809] and declared his abstention.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared together with the applicant, BO PALI.

COUNCILWOMAN MONCRIEF stated the zoned Commercial property abuts US95. The billboards will be similar to those on the Chelsea property. There were two protests and after the applicant met with them, their concerns were alleviated.

ROBERT GENZER, Director of Planning and Development Department, verified with MAYOR PRO TEM REESE that Condition 7 of both items addresses the maintenance of the billboard.

COUNCILMAN WEEKLY stated that two residents of Ward 5, MR. BINGHAM and MR. KING, expressed concerns regarding the billboard for Item 86 [SUP-4809]. The top of the billboard can be seen from their backyards. COUNCILMAN WEEKLY verified with ATTORNEY BROWN that the applicant would provide a landscape buffer. He asked that this be made part of the conditions.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked for a specific address or location where the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

landscaping would be required. BO PALI, Orion Outdoor Media, 7924 Rockbridge, indicated that the addresses are 412 and 416 Estrella Avenue. MR. GENZER verified with COUNCILMAN WEEKLY that the landscape buffer would be provided in the backyards of the single-family homes.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed on Item 85 [SUP-4808] and Item 86 [SUP-4809].

(2:40 - 2:46)

4-2200

CONDITIONS:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
7. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
8. Only one advertising sign is permitted per sign face.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 40 feet in height designed as shown on the submitted plans date stamped August 6, 2004 for sign #2.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4809 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MONCRIEF - APPROVED subject to conditions and the following added condition:

- A landscape buffer will be provided in the backyards of the single-family homes located at 412 and 416 Estrella Street.
- UNANIMOUS with GOODMAN abstaining because he is a partner in a building on West Charleston Boulevard with ATTORNEY JAY BROWN

MINUTES:

NOTE: See Item 85 [SUP-4809] for all related discussion.
(2:40 - 2:46)
4-2200

CONDITIONS:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
7. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
8. Only one advertising sign is permitted per sign face.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 40 feet in height pursuant to submitted plans date stamped August 6, 2004 for sign #3.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4830 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Kummer Kaempfer Bonner & Renshaw
5. Submitted after final agenda - Request to table by Kummer Kaempfer Bonner & Renshaw

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 98 [SUP-5466] to 12/15/2004 and Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.
(1:39 - 1:41)
4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5228 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Special Use Permit FOR AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS AND A PROPOSED ADDITION TO THE HOSPITAL at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Garth Lamb and Kimn Morey for Item 88 [SUP-5228] and Item 89 [SDR-5094] filed under Item 88 [SUP-5228]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5228

SDR-5094 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A PROPOSED 2,890 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITH OUTSIDE PENS on 2.18 acres at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Garth Lamb and Kimn Morey for Item 88 [SUP-5228] and Item 89 [SDR-5094] filed under Item 88 [SUP-5228]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.
(1:39 - 1:41)
4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5230 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC - Request for Special Use Permit for BEER & WINE SALES, OFF-PREMISE located at 6955 N. Durango, Suite #1113 and #1114 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 62

MOTIONS:

MACK - APPROVED subject to conditions and deleting Condition 6 - UNANIMOUS with WEEKLY not voting

NOTE: An initial motion for approval by MACK carried unanimously with WEEKLY not voting and was reconsidered upon motion by GOODMAN which also carried unanimously with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 90 [SUP-5230] and Item 91 [SUP-5231].

DAVE EDER, Nevada Gaming Application Consultants, appeared on behalf of the applicant and concurred with staff recommendation with the exception of Condition 6. They would like the opportunity to sell 24 ounce individual containers and larger. No problems have occurred in this particular area and there is no other facility in close proximity to service the residents of this area.

MR. EDER discussed with MAYOR GOODMAN that the convenience store would have a deli and the suite next door will be a liquor store with a cigar bar. The convenience store will have limited vegetables and fruit.

COUNCILMAN MACK commented this use would compliment the work/live concept in Town Center. He granted the applicant's request to delete Condition 6 because the store will be selling high premium beers. If any problems should arise, that condition could be imposed again.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 90 [SUP-5230] and Item 91 [SUP-5231].

(2:46 - 2:50)

4-2449

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO SUP-5230

SUP-5231 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC - Request for a Special Use Permit FOR PACKAGE LIQUOR SALES located at 6955 N. Durango, Suite #1115 and #1116 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Protest letter with attachment
5. Back up referenced from the 11/4/2004 Planning Commission meeting Item 63

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS with WEEKLY not voting

MINUTES:

NOTE: See Item 90 [SUP-5230] for all related discussion.
(2:46 - 2:50)
4-2449

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5276 - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
- Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT
OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN
162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0
vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a SuperPawn at the edge of the notification area and DR. TACK has been a long-standing friend and the family veterinarian. He does not believe this request will have any impact on his brother's business or DR. TACK; therefore he would be voting on this item.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CARL BRECHLER, Brechler & Bell Consulting, appeared on behalf of the applicant and concurred with staff recommendations.

COUNCILWOMAN MONCRIEF stated the property is zoned C-2 (Commercial) and moved for approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:50 - 2:52)

4-2659

CONDITIONS:

Planning and Development

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The proposed off premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5291 - PUBLIC HEARING - APPLICANT/OWNER: HENRIK NAZERIAN - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant and stated that the property was purchased recently. It has been an automotive repair facility for approximately 40 years. His client will continue to provide the same services with the exception of no sale of tires or smog check. He concurred with all conditions.

COUNCILWOMAN MONCRIEF noted that this would improve the corner lot.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:52 - 2:53)

4-2733

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment is permitted.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
7. The installation and use of an outside public address or bell system is prohibited.
8. All razor wire located on the subject site shall be removed prior to issuance of a certificate of occupancy.
9. All illegal signage shall be removed or be brought into compliance prior to issuance of a certificate of occupancy.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest corner of Charleston Boulevard and Montclair Street within 60 days of approval of this Special Use Permit by the City Council; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents. This condition shall not be enforced if the applicant provides proof of an existing structure or other permanent improvements within the area requested for dedication.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5296 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 94 [SUP-5296] and Item 95 [SDR-5295].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, asked that both items be approved.

MAYOR GOODMAN verified with ATTORNEY LAZOVICH that JEROME SCHNEIDER is not involved with these applications. The new owner is a company from Arizona with its headquarters in Atlanta, called WP South Acquisition.

COUNCILMAN MACK informed the Mayor that MR. SCHNEIDER is no longer a partner in Montecito. MAYOR GOODMAN decided he would vote and if any problems should arise, he would bring back both items.

COUNCILMAN MACK pointed out that this is a for ownership project and depending on the market, possibly for rent. There will be many incredible amenities for this site. Affordability needs to be continually looked at, and the quality of life maintained for the residents. Regarding Item 95

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

[SDR-5295], he amended Condition 5 to reflect the date stamp of December 1, 2004. ATTORNEY LAZOVICH concurred with the amendment.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 94 [SUP-5296] and Item 95 [SDR-5295].

(2:53 - 2:57)

4-2818

CONDITIONS:

Planning and Development

1. A Site Development Review application (SDR-5295) for a High Density Residential Development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5296

SDR-5295 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC - Request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions and amending Condition 5 as read for the record as follows:

5. All development shall be in conformance with the site plan and building elevations, date stamped December 1, 2004, except as amended by conditions herein.

- UNANIMOUS

MINUTES:

NOTE: See Item 94 [SUP-5296] for all related discussion.

(2:53 - 2:57)

4-2818

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-5296) for a High Density residential development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The elevations shall be modified to include more articulation by using boxouts and staggering of the footprint of the buildings and use of arcades. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof line shall be modified to include more vertical

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the buildings be limited to three stories or portions being five stories, subject to approval of the Planning and Development Department.

4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

5. All development shall be in conformance with the site plan and building elevations, date stamped September 4, 2004, except as amended by conditions herein.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement..

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Committee prior to the issuance of a Certificate of Occupancy for any building on the site.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

13. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on Grand Montecito Parkway

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

17. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.

18. If not already constructed by the Master Developer, coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

19. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Grand Montecito Parkway adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Grand Montecito Parkway public rights-of-way adjacent to this site prior to occupancy of this site.

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

22. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

24. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, the Montecito Town Center North commercial subdivision and all other applicable site-related actions.

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5305 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions and the following added condition as read for the record:

- Use of the gate giving access onto Bronco Street is restricted to emergency vehicles only
- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 96 [SUP-5305] and Item 97 [SDR-5307].

RICHARD MORENO, 300 South 3rd Street, appeared on behalf of the applicant and concurred with staff conditions.

COUNCILMAN MACK added a condition stating the use of the gate giving access onto Bronco Street is restricted to emergency vehicles only. MR. MORENO agreed with the addition.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 96 [SUP-5305] and Item 97 [SDR-5307].

(2:57 - 2:59)

4-3017

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mini-Warehouse use.
2. Approval of and conformance to the Conditions of Approval for Site Development Review (SDR-5307).
3. This Special Use Permit shall expire two year from the date of the final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc.
6. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5305

SDR-5307 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER - Request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements FOR A PROPOSED 85,555 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.69 acres adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 96 [SUP-5305] for all related discussion.
(2:57 - 2:59)
4-3017

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% (or plug in whatever number is 50% of what is normally required) of the total landscaped area as turf.
4. The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

beltlines, pilasters, recesses, pop outs, etc. The following elevations shall fulfill the above-mentioned requirements: 'A2' southern elevation, 'B' northern elevation, and 'A3' western elevation.

5. The existing wall along the south property line shall incorporate a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts, or fluted blocks.

6. All perimeter landscaping is hereby waived, however the same square footage of landscaping shall be relocated throughout the site.

7. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.

Public Works

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

10. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222A. Provide a copy of the recorded private ingress/egress easement, as shown on this site plan, with parcel to the north.

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z 68-02 and all other applicable subsequent site-related actions.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5466 - PUBLIC HEARING - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE SEPARATION DISTANCE REQUIREMENT at 425 Fremont Street (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Fremont Street Experience

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING

ZON-5222 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 45

MOTIONS:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with REESE abstaining because CLEDOUS DEXTER is the brother-in-law of LORETTA ARRINGTON, his Council Liaison. Even though the City Attorney opined he could vote on the item, in an abundance of caution, he abstained from voting

NOTE: COUNCILMAN REESE disclosed he was informed by his liaison, LORETTA ARRINGTON, that CLEDOUS DEXTER is her brother-in-law. MS. ARRINGTON has not worked on nor talked to him about this project. It was the opinion of the City Attorney that he could vote on the item, but in an abundance of caution, he would abstain from voting.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 99 [ZON-5222], Item 100 [SUP-5225] and Item 101 [SDR-5223].

JOE CONNOR, 229 Garfield, Henderson, stated that the residents feel the project is not compatible with the area because of the noise and the possibility of people congregating outside. He indicated the smog check will be open at all hours and an attendant will be present at all times. The noise from loud radios will be monitored. People play the radios while using the vacuum. He has never had a problem with people congregating at his other locations.

MR. CONNOR asked that the five-foot landscape be allowed to remain instead of the required 15 feet. He is aware the City is proposing to widen Martin Luther King Boulevard (MLK) 20 more feet. On the west side of the street is Bonanza Village where two feet behind the curb is an eight to nine foot fence.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

The two feet has no sidewalk and looks unsightly. The building was pulled back 20 feet in anticipation of this and five feet of landscaping was installed. In the interim, they intend to landscape the entire 25 feet. He emphasized that a carwash uses 40 percent less water than the water consumed by people washing cars in their driveways. The carwash has a sand and oil trap to catch everything coming off the cars; however, filth from cars washed in driveways rolls onto the sidewalk, and rolls onto the street. There is not a carwash or smog check within two miles of this area. This piece of property has been vacant for years. This project will be a good neighbor, as they will control the noise and congregation of people. There will be a block wall fence around the three sides of the property that do not front MLK.

BOOKER BURNEY owns property adjacent to the proposed carwash and feels that the carwash is not appropriate or consistent with this area. There are restaurants and various retail stores. Other residents feel the same and he asked the City Council to deny the project.

COUNCILMAN WEEKLY indicated he received the letter from MR. DEXTER, and noted that anybody can bring forth an application before the City Council. He apologized for the way MR. DEXTER was treated at the Planning Commission meeting, and hopes that it will never happen again.

With regards to the application, COUNCILMAN WEEKLY commented the project is not appropriate for this particular location. He would support Item 99 [ZON-5222] from Residential Estates to C-1 (Commercial). He indicated that a smog check was to be located on MLK and Jimmy Avenue, but it became a problem because of insufficient parking. He indicated there is a carwash on the corner of MLK and Carey Avenue, one at MLK and Bonanza Road, and another on Bonanza and Rancho Drive. Therefore, he cannot support Item 100 [SUP-5225] and Item 101 [SDR-5223].

MAYOR GOODMAN declared the Public Hearing closed on Item 99 [ZON-5222], Item 100 [SUP-5225] and Item 101 [SDR-5223].

(2:59 - 3:10)

4-3126

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review SDR-5223 and Special Use Permit SUP-5225 by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits. Construction of these improvements is not required at this time. The future Martin L. King Boulevard widening project will include an additional 10-foot right-of-way acquisition along Martin L. King Boulevard adjacent to this site.

4. Coordinate the design of this site with the City Engineer's Office prior to the submittal of any

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

construction drawings for this site.

5. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO ZON-5222

SUP-5225 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST - Request for Special Use Permit FOR A PROPOSED AUTO SMOG CHECK AND CARWASH, SELF SERVICE located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - DENIED - UNANIMOUS with REESE abstaining because CLEDOUS DEXTER is the brother-in-law of LORETTA ARRINGTON, his Council Liaison. Even though the City Attorney opined he could vote on the item, in an abundance of caution, he abstained from voting

NOTE: COUNCILMAN REESE disclosed he was informed by his liaison, LORETTA ARRINGTON, that CLEDOUS DEXTER is her brother-in-law. MS. ARRINGTON has not worked on nor talked to him about this project. It was the opinion of the City Attorney that he could vote on the item, but in an abundance of caution, he would abstain from voting.

MINUTES:

NOTE: See Item 99 [ZON-5222] for all related discussion.

(2:59 - 3:10)

4-3126

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5222 AND SUP-5225

SDR-5223 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST - Request for Site Development Plan Review and a Waiver of perimeter buffering and landscaping standards FOR A PROPOSED SMOG CHECK AND CAR WASH, SELF SERVICE on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - DENIED - UNANIMOUS with REESE abstaining because CLEDOUS DEXTER is the brother-in-law of LORETTA ARRINGTON, his Council Liaison. Even though the City Attorney opined he could vote on the item, in an abundance of caution, he abstained from voting

NOTE: COUNCILMAN REESE disclosed he was informed by his liaison, LORETTA ARRINGTON, that CLEDOUS DEXTER is her brother-in-law. MS. ARRINGTON has not worked on nor talked to him about this project. It was the opinion of the City Attorney that he could vote on the item, but in an abundance of caution, he would abstain from voting.

MINUTES:

NOTE: See Item 99 [ZON-5222] for all related discussion.

(2:59 - 3:10)

4-3126

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING

ZON-5302 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [R-E (RURAL ESTATES) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), Ward 6 (Mack). The Planning Commission (3-2-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (3-2-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 48

MOTIONS:

MACK - APPROVED subject to conditions and the following added condition as read for the record:

- Lots adjacent to the southern portion of the east sides of APN 125-11-507-001 and the northern portion of the east side of APN 125-11-507-003 are restricted to single-story structures.
- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 102 [ZON-5302], Item 103 [VAR-5306] and Item 104 [SDR-5304].

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff conditions with the exception of Condition 3 of Item 103 [VAR-5306]. He asked the condition be deleted because the overall development conforms to the open space. ROBERT GENZER, Director of Planning and Development Department, could not verify that statement.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked why the variance is required if the development complies with the open space. MR. PSIODA explained that the 15 acres were recently annexed into the City of Las Vegas. The other part was already in the City of Las Vegas and could not rezone the two pieces together. Therefore, a lot of open space was given in the first part, which was 1.08 acres where only .45 was required. In the second half, they are only providing .3 where .54 is required. If both are added, they are providing 1.4 acres of open space where 1.02 is required.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MARGO WHEELER, Deputy Director of Planning and Development Department, confirmed MR. PSIODA'S comments. However, the practice is that in any case where a waiver is requested it is the standard condition of approval. However, if the Council wishes to take into consideration the fact that the adjacent property has additional open space, they may of course eliminate that requirement.

COUNCILMAN MACK waived the landscape requirement and deleted Condition 3. MR. PSIODA indicated that it was stipulated by the Planning Commission that Lots 28 and 33 located at the west end of the southwest cul-de-sac be one story. However, he asked that Condition 5 of Item 104 [SDR-5304] be revised that Lots 27 and 28 be single story. This request was made on behalf of the adjacent property owners. Additionally, the applicant has agreed to provide an eight-foot decorative block wall along the entire western property line extending from Brent Lane to the Maggie Avenue alignment, along the knuckle and north of Maverick Street to Iron Mountain Road. MR. PSIODA agreed to the additional condition regarding restricting single-story structures to the southern portion of the east side of APN 125-11-507-001 and the northern portion of the east side of APN 125-11-507-003.

COUNCILMAN MACK verified with MS. WHEELER that Item 103 [VAR-5306] is still required, but Condition 3 would be deleted to eliminate the requirement of the fees.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 102 [ZON-5302], Item 103 [VAR-5306] and Item 104 [SDR-5304].

(3:10 - 3:19)

5-69

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-5304) and open space Variance (VAR-5306) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. Horses shall be allowed pursuant to city codes and standards.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists.
5. Dedicate 30 feet of right-of-way for Maverick Street, a 25-foot radius corner at the southeast corner of Iron Mountain Road and Maverick Street and 30 feet for Maggie Avenue where no right of way currently exists adjacent to this site. These dedications will not be required if a Vacation is recorded that would remove the need for these rights-of-way.
6. Construct half-street improvements including appropriate overpaving (if legally able) Iron Mountain

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

Road and construct rural improvements on Brent Lane adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Brent Lane; and 30-inch rolled curb on the development side of the street. The exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Brent Lane. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

7. Construct half-street improvements including appropriate overpaving (if legally able) on Maverick Street and Maggie Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundaries of this site prior to construction of hard surfacing (asphalt or concrete). These construction requirements will not be required if a Vacation is recorded that would remove the need for these improvements.

8. Extend oversized public sewer to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VARIANCE RELATED TO ZON-5302

VAR-5306 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Variance TO ALLOW ZERO ACRES OF OPEN SPACE WHERE 0.54 ACRES OF OPEN SPACE IS REQUIRED in conjunction with a proposed 33-lot single-family residential development on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [R-E (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (3-2-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (3-2-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 49

MOTIONS:

MACK - APPROVED subject to conditions and deleting Condition 3 - UNANIMOUS

MINUTES:

NOTE: See Item 103 [VAR-5306] for all related discussion.

(3:10 - 3:19)

5-69

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning and Site Development Plan Review (ZON-5302) and (SDR-5304).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of [23,522.4 x \$4.00 = \$94,089.60] to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5203 AND VAR-5306

SDR-5304 - PUBLIC HEARING - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Site Development Plan FOR A PROPOSED 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.79 acres adjacent to the southeast corner of Maverick Street and Iron Mountain Road (APN 125-11-507-002, 125-11-507-004, 125-11-503-001 and 002), U (Undeveloped) Zone [R-E (Rural Estates) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (3-2-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (3-2-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions and amending Condition 5 as read for the record as follows:

5. Lots 27 and 28 located at the west end of the Aaron Zachary Avenue on the site plan date stamped 09/21/04 shall have only single story structures.

- UNANIMOUS

MINUTES:

NOTE: See Item 103 [VAR-5306] for all related discussion.

(3:10 - 3:19)

5-69

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.
3. Landscaping shall be installed on the north side of Brent Lane in a six (6) foot wide planter with 1 - 24" box tree every 30 linear feet on center, plus one (1) additional tree. Four (4), five (5) gallon shrubs

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

shall be planted around each tree.

4. A twenty (20) foot multi-use trail is required south of Iron Mountain Road as indicated on Exhibit 1, Multi-Use Transportation Trail of the Transportation Trails Element of the 2020 Master Plan. The trail is required to have the following components: a five (5) foot transition strip, a ten (10) foot public transportation trail, and a five (5) foot private landscaped corridor. The trail shall be incorporated in the improvements of the south side of Iron Mountain Road and the proposed development.

5. Lots 28 and 33 located at the west end of the southernmost cul-de-sac on the site plan date stamped 09/21/04 shall have only single story structures.

6. The perimeter wall along Maverick Street and the southwest property line down to Brent Lane shall be decorative block, eight feet in height.

7. Street lights shall not be constructed on the interior private streets.

8. The setbacks shall be 16 feet front setback, 20 feet front setbacks to the garage, 20 feet rear setback, five foot side setback and 15 foot corner side setback.

Public Works

9. A Petition of Vacation to vacate Maverick Street and Maggie Avenue must be recorded prior to the recordation of a Final Map for this site. Alternatively appropriate rights-of-way may be dedicated to accommodate this site.

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 5302 and all other subsequent site-related actions.

13. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

14. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING

ZON-4216 - TABLED ITEM - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN 125-19-602-001, 003 thru 011), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 105 [ZON-4216], Item 106 [ZON-5313], Item 107 [VAC-4218] and Item 108 [SDR-5317].

TODD STADUM, 5740 South Arville, appeared on behalf of the applicant and concurred with staff conditions.

CHARLES BRUFER, Longhorn Falls Court, stated he recently moved from New York and indicated this particular area lacks a playground for children and pets. Currently, children play in the cul-de-sac, but this is not an appropriate place for children to play. He asked that a small park be built on Chieftain Street on the southeast portion of the property.

COUNCILMAN MACK informed MR. BRUFER that a park is being planned at Mountain Ridge with barbeque areas, as well as a dog park. In addition, other parks are planned for the other side of the freeway. He asked MR. BRUFER to call his staff who will explain the locations of those parks.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 105 [ZON-4216], Item 106 [ZON-5313], Item 107 [VAC-4218] and Item 108 [SDR-5317].

(3:19 - 3:25)

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

5-350

CONDITIONS:

Planning and Development

1. Approval of Site Development Plan Review (SDR-4220) and Vacation (VAC-4218) applications by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way where no right-of-way currently exists, 50 feet for Fort Apache Road where no right of way currently exists and a 54-foot radius corner at the northwest corner of Fort Apache Road and Deer Springs Way. Additional dedications in accordance with Standard Drawing #234.1 or #234.3 for a bus stop turn out shall also be provided on Deer Springs Way.

4. Construct half-street improvements on Dorrell Lane and Fort Apache Road adjacent to this site and construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way adjacent to this site concurrent with development. Also, construct all incomplete half-street improvements on Chieftain Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING RELATED TO ZON-4216

ZON-5313 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER)] [L-TC (LOW DENSITY RESIDENTIAL) TOWN CENTER SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER)] on 2.50 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-002), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 105 [ZON-4216] for all related discussion.

(3:19 - 3:25)

5-350

CONDITIONS:

Planning and Development

1. This Rezoning request shall go direct to Ordinance.
2. Approval of Site Development Plan Review (SDR-5317) and Vacation (VAC-4218) applications by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road where no right-of-way currently exists, 40 feet for Dorrell Lane where no right of way currently exists and a 25 foot radius corner at the southwest corner of Fort Apache Road and Dorrell Lane.
4. Construct half-street improvements on Dorrell Lane and Fort Apache Road adjacent to this site and construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way adjacent to this site concurrent with development. Also, construct all incomplete half-street

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

improvements on Chieftain Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VACATION RELATED TO ZON-4216 AND ZON-5313

VAC-4218 - TABLED ITEM - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street, Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 105 [ZON-4216] for all related discussion.
(3:19 - 3:25)
5-350

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations; the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works with Rezoning application ZON-4216.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

7. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON 4216, Site Development Plan Review SDR 4220 and all other applicable site-related actions.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4215, ZON-5313 AND VAC-4218

SDR-5317 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: DANIEL M. CARPINO AND PARDEE HOMES OF NEVADA - Request for a Site Development Plan FOR A PROPOSED 108-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.18 acres adjacent to the southwest corner of Fort Apache Road and Dorrell Lane (APN 125-19-602-001 thru 011), U (Undeveloped) Zone [TC (Town Center) L-TC (Low Density Residential Town Center General Plan Designation)] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

GOODMAN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 105 [ZON-4216] for all related discussion.
(3:19 - 3:25)
5-350

CONDITIONS:

Planning and Development

1. Approval of a Rezoning to T-C (Town Center) and a Vacation of government patent easements by the City Council (ZON-5313), (ZON-4216) and (VAC-4218).
2. All development shall be in conformance with the site plan and building elevations date stamped 09/21/04, except as amended by conditions herein, including the required median on Fort Apache Road.
3. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 10 feet to the front of the house or swing garage, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear, except for lots fronting on cul-de-sac bulbs, where 7 feet in the rear is allowed.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - continued:

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box large canopy trees planted a minimum of 35 feet on-center along Fort Apache Road, with five-foot on-site and right-of-way amenity zones, and 24-inch box large canopy trees planted a minimum of 30 feet on-center along Dorrell Lane and along Deer Springs Way.
6. The required Primary Arterial Trail along Fort Apache Road, the Town Center Arterial Trail along Deer Springs Way and the Town Center Collector Trail along Dorrell Lane shall be constructed in accordance with the Town Center Design Standards.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

11. Landscape and maintain all unimproved rights-of-way on Dorrell Lane, Deer Springs Way and Fort Apache Road adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Dorrell Lane, Deer Springs Way and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
13. Provide public sidewalk easements for all public sidewalks located outside of the public right-of-way concurrent with development of this site.
14. Site development to comply with all applicable conditions of approval for ZON-5313 and ZON-4216, VAC-4218, Town Center Standards, and all other site-related actions.
15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5034 - ABEYANCE - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="58"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTIONS:

WEEKLY - ABEYANCE to 12/15/2004 note to be heard before 4:00 P.M. - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 109 [GPA-5034], Item 110 [ZON-4941], Item 111 [VAR-5035], Item 112 [VAR-5479] and Item 113 [SDR-5155].

DAVID LeGRAND, 2300 West Sahara Avenue, requested a two-week abeyance for the opportunity to continue discussions with the neighbors immediately adjacent to the proposed project. There was some miscommunication, to which he took responsibility.

COUNCILMAN WEEKLY noted he has had several meetings with the residents of Rancho Manor who expressed concern about an application of this magnitude. He understands the new urban lifestyle and the high-rise development concept. However, this development will abut established, mature neighborhoods. The project is very beautiful, but the applicant needs to continue working with the neighborhood because the consensus is that this is the wrong location. Many are of the opinion that this is a done deal and feel that several Council members already agreed to support the project as presented.

COUNCILMAN WEEKLY explained the applicant purchased the land with many uncertainties for the development of the three 28-story towers. There are many adjacency issues. Recently the three-story Signature Homes Project was approved and an environment has already been created where 854 units will be built. He felt the Planning Commission did not thoroughly address these issues. A lot has been imposed on this particular area; the widening of US95, the approval of a large billboard, the Rancho

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

widening to support the Masonic Temple, the Alta Drive widening and the Martin Luther King neon project with the flyover. He indicated that the residents do not support the project, but he will give the applicant an opportunity to meet with the residents. This beautiful project probably deserves to go on the east side of the interstate.

MAYOR GOODMAN sympathized with the residents, but felt the applicant is entitled to make another presentation to the residents. Contrary to the residents' perception, this is not a done deal and the Council will listen to everyone and make a decision based on its merits. There have been no commitments made by his office or COUNCILMAN WEEKLY'S office. MAYOR GOODMAN asked the residents to consider the possibility of having a "big box" developed at this location, which would increase traffic. He asked to see the traffic study before the application comes back. COUNCILMAN WEEKLY asked that the study be provided to the entire Council, and asked that the Council listen to the residents' comments. He reiterated that several residents believe the Council has already made a decision.

MR. LeGRAND discussed with MAYOR GOODMAN the units are intended for people who live and work in the City. The smallest unit is 700 square feet with a price range of \$210,000. The largest unit will be approximately 2,200 square feet with a price of approximately \$660,000.

ROBERT GENZER, Director of Planning and Development Department, verified for MAYOR GOODMAN that a "big box", such as a Wal-Mart, could potentially go at this location. The current zoning is C-1 (Commercial).

COUNCILMAN WEEKLY indicated that some residents researched the Ambling Company and discovered that the company has built low-income high-rises, as well as a student-living dormitory. Therefore, their concern is that something similar might develop at this location, and would rather see the "big box".

EDDY BENOIT, Ambling Company, was aware of the residents' research of his company. Affordable and student housing is a large dimension of their business. However, this site does not lend itself to affordable Section 8 Subsidized housing or student housing. It would be too expensive. Most of them are done with the support of foundations. The third dimension of their business is land development, which encompasses high-rise condominiums. Many of these developments are affordable in the City of Las Vegas. The price on the Strip for a similar community starts at the high \$400 to \$600 per square foot. The development is targeted mainly for the working professionals that work downtown and have to deal with a long commute due to traffic congestions. With the new 7,000 square foot furniture mart and the existing Premium Outlet Mall there is no place for people to live. He reiterated they do not plan to build a Cabrini Green similar to the one in Chicago. They plan to build affordable housing ranging from \$220,000 to \$600,000. The majority will be \$300,000 per unit.

DANIEL DEEGAN, 1801 Granite Avenue, congratulated MARGO WHEELER, Deputy Director of Planning and Development Department, on her ratification as the new Director of Planning Department. He also congratulated MR. GENZER on his retirement. Rancho Manor Neighborhood Association got to know both of them and appreciate MS. WHEELER'S ability and hard work, and the great help that MR. GENZER has given to them over the last four years. He will be missed.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MR. DEEGAN indicated the residents have been working on this project for a long time. He expressed concern about what will happen once the condos are bought. The condos' owners could further sub-lease. This is too much of an open-ended project. The Planning Commission looked at this request with very uncritical eyes and through rose-colored glasses. He urged the City Council to look at this project carefully and skeptically. MR. DEEGAN commented that in the past the residents were able to work with Planning staff even before the application came forward. However, in this case this did not happen. He asked the City Council to encourage applicants to work with neighborhood groups from the beginning.

FRANK PERONE, 120 Shadow Lane, thanked COUNCILMAN WEEKLY for the abeyance. He indicated that the residents would be meeting to discuss this issue.

EDITH WILLIAMSON, 501 Shadow Lane, stated she was never invited to any of the meetings. COUNCILMAN WEEKLY responded that several were held. He asked that she provide her name to MRS. HORN, who schedules the neighborhood meetings.

MR. LeGRAND pointed out they held three meetings with the neighborhood association at COUNCILMAN WEEKLY'S request. In fact, the notification radius was expanded from the original mandatory mailing. They will continue their diligent efforts to work with the association and members of the community. They have made every effort to communicate with the association.

JEAN EDWARD, 2000 Sunland Avenue, indicated that even though the applicant expanded the notification radius, it was not enough. Her neighborhood comprises approximately 560 homes and many did not receive the notification. When she received it, she informed the residents about what would be happening. MAYOR GOODMAN affirmed that the notification radius encompassed Pinto Lane, across the freeway, the property where the furniture mart is located, past Sunland Avenue, and between Dovell and Shadow Lane.

MAYOR GOODMAN declared the Public Hearing closed on Item 109 [GPA-5034], Item 110 [ZON-4941], Item 111 [VAR-5035], Item 112 [VAR-5479] and Item 113 [SDR-5155].

(3:25 - 3:53)

5-530

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-5034

ZON-4941 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD50 (RESIDENTIAL PLANNED DEVELOPMENT - 50 UNITS PER ACRE) on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - ABEYANCE to 12/15/2004 not to be heard before 4:00 p.m. - UNANIMOUS

MINUTES:

NOTE: See Item 109 [GPA-5034] for all related discussion.
(3:25 - 3:53)
5-530

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VARIANCE RELATED TO GPA-5034 AND ZON-4941

VAR-5035 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Variance TO ALLOW A 20 FOOT SETBACK WHERE 1,212 FEET IS REQUIRED on 16.78 acres north of Alta Drive and west Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - ABEYANCE to 12/15/2004 not to be heard before 4:00 p.m. - UNANIMOUS

MINUTES:

NOTE: See Item 109 [GPA-5034] for all related discussion.

(3:25 - 3:53)

5-530

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VARIANCE

VAR-5479 - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Variance TO ALLOW 153,879 SQUARE FEET OF OPEN SPACE WHERE 606,678 SQUARE FEET IS REQUIRED FOR AN 854-UNIT MULTIFAMILY DEVELOPMENT on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - ABEYANCE to 12/15/2004 not to be heard before 4:00 p.m. - UNANIMOUS

MINUTES:

NOTE: See Item 109 [GPA-5034] for all related discussion.
(3:25 - 3:53)
5-530

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5034, ZON-4941 AND VAR-5035

SDR-5155 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: AMBLING MULTI-FAMILY DEVELOPMENT - OWNER: ALTA MLK, LLC - Request for a Site Development Plan FOR A PROPOSED 21 STORY, 840 UNIT CONDOMINIUM DEVELOPMENT IN THREE BUILDINGS on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone [PROPOSED: R-PD50 (Residential Planned Development - 50 Units Per Acre)], Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report

MOTIONS:

WEEKLY - ABEYANCE to 12/15/2004 not to be heard before 4:00 p.m. - UNANIMOUS

MINUTES:

NOTE: See Item 109 [GPA-5034] for all related discussion.

(3:25 - 3:53)

5-530

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5120 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: GC (GENERAL COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] filed under Item 114 [GPA-5120]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-5120

ZON-5121 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] filed under Item 114 [GPA-5120]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

VARIANCE RELATED TO GPA-5120 AND ZON-5121

VAR-5124 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICHL AND CAROLYN MICHL, ET AL - Request for a Variance TO ALLOW 0.44 ACRES OF OPEN SPACE WHERE 0.66 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), GC (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] filed under Item 114 [GPA-5120]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5120, ZON-5121 AND VAR-5124

SDR-5122 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RONALD MICH'L AND CAROLYN MICH'L, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road (APN 163-01-501-001 and 002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre)], Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Kummer Kaempfer Bonner & Renshaw for Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] filed under Item 114 [GPA-5120]

MOTIONS:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-5157 - ABEYANCE ITEM - PUBLIC HEARING - OWNER/APPLICANT: CITY OF LAS VEGAS - Request to amend the Master Plan Recreation and Transportation Trail Elements TO RE-DESIGNATE PORTIONS OF PROPOSED ALIGNMENTS IN DEVELOPED AREAS AS PEDESTRIAN PATHS, Ward 1, 3, 4, 5 and 6 (Moncrief, Reese, Brown, Weekly and Mack); AND TO REVISE CROSS SECTIONS, All Wards. The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after City Council meeting - Exhibit 1 - Equestrian Trail by Tom Perrigo

MOTIONS:

MACK - APPROVED with Amended Exhibit 1 - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

TOM PERRIGO, Planning and Development Department, explained this item was held in abeyance in order to ensure that the cross sections were in compliance with the Regional Transportation Commission's (RTC) alternate mode of transportation standards. He and BART ANDERSON, Public Works Department, have had conversation with the RTC and found that the cross sections comply with their standards. He showed a schematic design depicting the sidewalk next to the street with the landscape inside the sidewalk. A question was raised if the sidewalk and landscape could be reversed, and after meeting with Field Operations, Public Works Department, Planning and COUNCILMEN BROWN and MACK, it was determined that the standard could be changed to put the landscape between the sidewalk and the street.

COUNCILMAN MACK thanked staff's effort in making this plan consistent with the RTC'S plan, to include the upkeep issues and how the utility encroachment will have an effect on these corridors. He indicated that he and COUNCILMAN BROWN suggested putting the landscape strip between the street and the sidewalk, which is also consistent with the RTC'S plan, as well as providing a safety barrier.

MAYOR GOODMAN declared the Public Hearing closed.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

(3:53 - 4:03)

5-1540

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

CONSENT DISCUSSION

SUBJECT:

MAJOR MODIFICATION

MOD-5497 - NOT TO BE HEARD BEFORE 4:00 P.M. - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT NEVADA - OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Major Modification to the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95 (APN 125-21-201-001), Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTIONS:

MACK - APPROVED subject to conditions and the following added conditions as read for the record:

- Permanent new and/or used automobile, boat or recreational vehicle sales shall be prohibited.
- Crematorium use is prohibited.
- All other uses would need Special Use Permits and would require approval by the City Council.
- UNANIMOUS with GOODMAN abstaining because ESKANNER GHERMEZIAN is being represented by ATTORNEY DAVID CHESNOFF, his law partner, MONCRIEF not voting and REESE excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open and declared his abstention.

MAYOR GOODMAN excused COUNCILMAN REESE, as he had family matters to attend to due to his mother's passing.

DEPUTY CITY ATTORNEY TOM GREEN advised MAYOR GOODMAN that his abstention and COUNCILMAN REESE'S excused absence will not affect the vote, as a quorum was present and the Council was able to proceed.

SENATOR RICHARD BRYAN, 300 South 4th Street, appeared as counsel for the applicant together with BARRY BENDER, Triple Five, 9510 West Sahara Avenue. SENATOR BRYAN explained that

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

the parcel has been previously zoned and incorporated as part of the plan. They are seeking to bring conformance to the subject property and make one contiguous piece that will be used for a proposed regional enclosed mall. They have met with the neighbors, who have suggested additional conditions, to which the applicant agrees. In addition, the applicant agrees to involve the neighbors on the site development plan.

COUNCILMAN MACK asked ROBERT GENZER, Director of Planning and Development Department, to explain the difference between the first proposed General Plan Amendment and the Major Modification presented today. MR. GENZER indicated that some confusion was initially created by staff's indecision as to what type of application was required. The General Plan is the level at which all of the land uses begin. It guides the zoning and site plan that follow. In this particular case the General Plan for this area is correct. What is being done here is changing the Town Center designation, which is a secondary category to the General Plan from Main Street Mixed Use Town Center to General Commercial Town Center. In order to do a regional mall of this type, the GC-TC category is required to complete the project. The property is the easterly one-third portion of the overall site that will encompass the mall. The remainder of the property immediately west of the subject property is within the Montecito Town Center Development Agreement. Therefore, it falls under a different set of rules. By approving this Major Modification today, the applicant would now have the ability to apply for the Site Development Plan Review, as long as he meets all of the requirements of the Montecito Development Agreement for the overall project. The only thing being considered at this time is the Major Modification. The site plan will come later.

COUNCILMAN MACK thanked SENATOR BRYAN and MR. GHERMEZIAN for agreeing to work with the residents on the site plan. A better project is built when issues can be resolved with the residents' input prior to an application coming before the Planning Commission and/or the City Council. SENATOR BRYAN committed to work with the residents on the development of the site plan.

COUNCILMAN MACK commented on concerns about dealerships in the northwest when any type of zoning is being changed. He wants to keep the automobile, boat and recreational vehicle sales out of this project, as well as crematoriums. All other uses would need Special Use Permits and would require approval by the City Council. These were included as added conditions. SENATOR BRYAN agreed with the added conditions, and indicated that the mall might have an automobile inside a retail store, but not a dealership.

No one appeared in opposition.

COUNCILMAN BROWN declared the Public Hearing closed.

(3:53 - 4:14)

5-1671

CONDITIONS:

Planning and Development

1. A Site Development Plan Review that shall be approved by the City Council at a Public Hearing.
2. Conformance to the Centennial Hills Sector Plan and the Town Center Development Standards Manual, except as amended by this request and other related applications.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

CONSENT **DISCUSSION**

SUBJECT:

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

MINUTES:

RQR-5247, RQR-5263, RQR-5372, SUP-4883, SUP-5324, SUP-5360, SUP-5362, SUP-5378, SUP-5386, SUP-5392, VAC-5333, VAR-5199, VAR-5214, VAR-5388, VAR-5389, VAR-5511 and VAR-5512 - 12/15/2004 AGENDA

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CITIZENS PARTICIPATION:

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

MINUTES:

LEE HAYNES stated the recall would cost the City money. They have the signatures for the recall and are a third of the way to nominating a candidate. He asked that COUNCILWOMAN MONCRIEF resign and not leave a legacy of costing the City tens of thousands of dollars for an unsuccessful temper tantrum between herself and him. If she does not resign, he asked that the Council members request that she be expelled from the Council, which is within their prerogative. He submitted a letter with information packet for the record.

(4:14 - 4:16)

5-2117

STEVEN "CAPTAIN TRUTH" DEMPSEY noted that his book and radio were confiscated by the Marshals, and was told that reading materials are not allowed in the Council Chambers. He congratulated COUNCILMAN MACK on his decision not to seek re-election. He indicated that people on the City Council have been accepting money and refuse to stop the bloodshed in Ward 1.

(4:16 - 4:18)

5-2187

COUNCILWOMAN MONCRIEF confirmed the issue is between herself and MR. HAYNES. He went to her office five times and requested that she change the Sexual Oriented Business District on the Las Vegas Strip where the City is attempting to redevelop. Finally, after the fifth meeting she said no. For some reason MR. HAYNES and RAYMOND PISTOL wanted another Sexual Oriented Business and she declined.

(4:18)

5-2300

JOHNNY VENTURA, 601 Raintree Lane, stated he will miss COUNCILMAN MACK and commended him on the great job he has done. He asked if the Nativity Scene and the Menorah will be placed downtown. MAYOR GOODMAN announced that the lighting of the Menorah and the Christmas Tree will be held on Tuesday, December 7th, 2004 on Fremont Street. It has been the position of the Fremont Street Experience that the Nativity Scene will not be allowed. MR. VENTURA felt that both Christian and Jewish faiths should be represented. MAYOR GOODMAN suggested MR. VENTURA contact JOE SCHELACKI of the Fremont Street Experience, who might have a different position on this issue.

(4:18 - 4:22)

5-2320

City of Las Vegas

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - continued:

MAYOR GOODMAN recognized two Boys Scouts, ZACK and JOSH MELARD, who attend Rogich Middle School. In order for them to obtain the Citizenship and Community Merit Badge, they must attend a City Council meeting to observe how government works. MAYOR GOODMAN gave each of the boys an agenda signed by the City Council. COUNCILMAN WOLFSON told MRS. MELARD he would be happy to answer a few questions for her son, JOSH.

(4:22 - 4:26)

5-2482

MEETING ADJOURNED AT 4:26 P.M.

City of Las Vegas