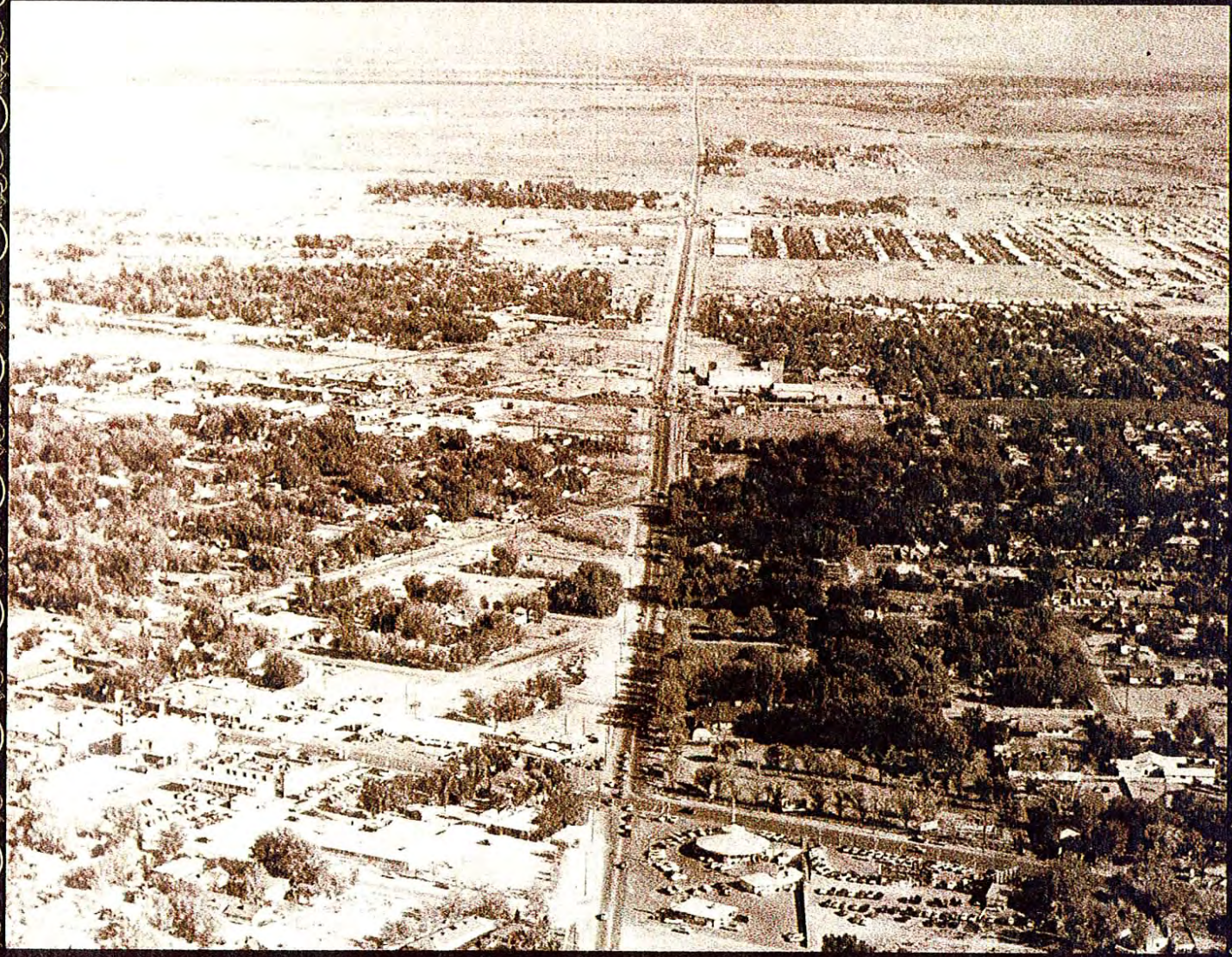


THE HISTORIC JOHN S. PARK NEIGHBORHOOD PLAN

AUTUMN 2001



**RESOLUTION ADOPTING THE HISTORIC JOHN S. PARK NEIGHBORHOOD PLAN
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS COMPONENT
OF THE CITY OF LAS VEGAS GENERAL PLAN**

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

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

WHEREAS, the Planning Commission, on November 15, 2001, adopted such a neighborhood plan, entitled The Historic John S. Park Neighborhood Plan, prepared and presented by the John S. Park Neighborhood Planning Team; and

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

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

The Neighborhood Planning Process component of the General Plan is hereby amended by adopting the neighborhood plan entitled "The Historic John S. Park Neighborhood Plan," dated Summer 2001, attached hereto and incorporated by this reference.

PASSED, ADOPTED, and APPROVED this 19th day of December, 2001.

APPROVED:

By 
OSCAR B. GOODMAN, Mayor

ATTEST:


BARBARA JO RONEMUS, City Clerk

By: Beverly K. Bridges
Chief Deputy City Clerk

APPROVED AS TO FORM:

Val Steed 11-27-01
Date

ACKNOWLEDGEMENTS

Mayor

Oscar Goodman
Gary Reese, Mayor Pro Tem

City Council Members

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

City Manager

Virginia Valentine

Deputy City Manager

Steve Houchens

Neighborhood Services Department

Sharon Segerblom, Director

John S. Park Neighborhood Association

Bob Bellis, President

Planning Team Chair

Bob Bellis

Planning Team Co-Chair

Keny Stewart

Planning Team Members

Ann Au	Patricia Barnes	Jan Britain
Gary Cottino	John Elliott	Joanne Forsyth
Chris Giunchigliani	April Glass	Kris & Lisa Grange
Matt & Sheila Harris	Mary Hausch	Evelyn Kreyling
Lyle & Dee Leavitt	Bart & Sandra Mann	Matt Marlow
Riley McCormack	Margaret McGhie	VeAnn Patterson
Jack Pursel	Pasquale Rosato	Jack & Yvonne Root
Gayle Schraber	Tom Smigel	Richard Smith
Bud Spataro	Dan Starr	Mike & Edna Urso
Ada Zagortz		

Project Manager

Yorgo Kagafas

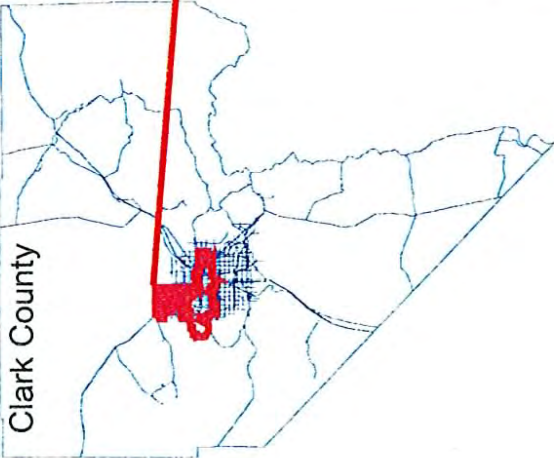
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Cover: 1950's aerial photo looking east along Charleston at Las Vegas Boulevard

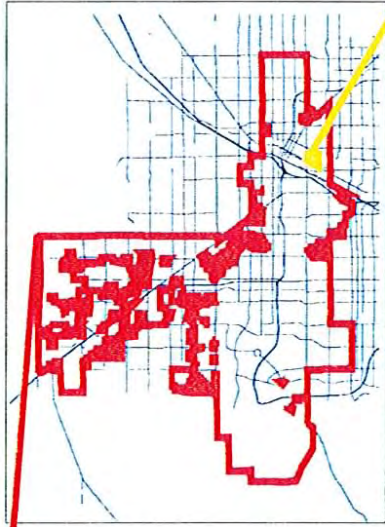
Vicinity Map 1

Southern Nevada
City of Las Vegas Boundary

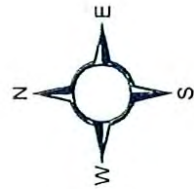
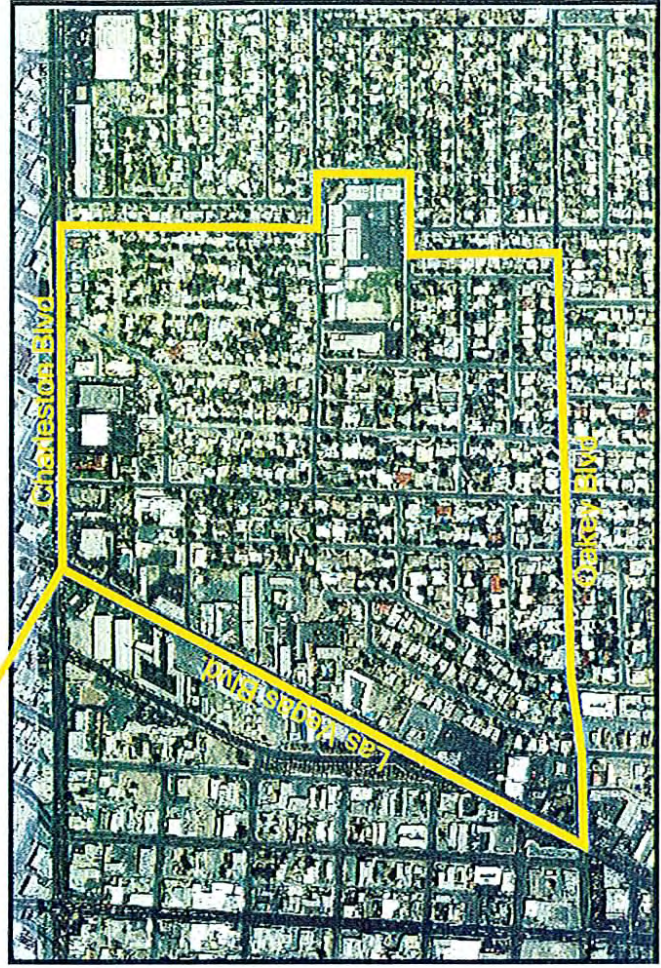


City of Las Vegas

John S. Park Neighborhood Association



John S. Park
Neighborhood Association



John S. Park Neighborhood Association

Bob Bellis, President
John S. Park Neighborhood Association
823 Park Paseo
Las Vegas, Nevada 89104

July 7, 2000

Ms. Sharon Segerblom, Director
City of Las Vegas
Neighborhood Services Department
400 Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Segerblom:

Last night, a steering committee of 15 residents of our neighborhood met with Yorgo Kagafas, Neighborhood Planner II and Frank Fiore, Senior Planner, to discuss avenues to address our concerns for the future of our neighborhood. Yorgo explained the City's Neighborhood Planning Process and how that could be utilized to help us meet our goals. Frank explained the process to obtaining Historic District status with the City. Both stressed that each process was resident driven and that City staff would be available to assist us in preparing the document(s) needed.

As President of the John S. Park Neighborhood Association, I was asked by the steering committee to formally ask you to consider our request to initiate the Neighborhood Planning Process. Attached you will find a map of our neighborhood and a list of residents who have volunteered to serve on both the planning team and the historic designation team. As you can see, we have a very good pool of resident volunteers, representing each area of our neighborhood.

We would like to get started with the process as soon as possible and request a favorable response from your office as early as possible.

If you or your staff has questions, please feel free to contact me at my home at 382-3230.

Sincerely,



Bob Bellis

C: Yorgo Kagafas
Frank Fiore

John S. Park Planning Process Timeline

March 14, 2000	1 st Community Meeting
July 6, 2000	Planning Team holds 1 st Meeting
July 7, 2000	John S. Park letter to Neighborhood Services Director requesting to initiate Process
July 11, 2000	NSD Director's letter to City Manager's Office notifying that John S. Park is starting Process
August 2, 2000	NSD Director meets with Bob Bellis and two Planning Team members to discuss the Process and verbally agree to a 6-9 month timeline.
August 31, 2000	Planning Team Meeting
October 3, 2000	Planning Team Meeting
October 17, 2000	Planning Team Meeting
November 14, 2000	2 nd Community Meeting
November 21, 2000	Planning Team Meeting
December 5, 2000	Planning Team Meeting
January 16, 2001	Planning Team Meeting
January 30, 2001	Planning Team Meeting
February 27, 2001	Planning Team Meeting
March 20, 2001	Planning Team Meeting
June 26, 2001	Planning Team Meeting
August 16, 2001	Planning Team Meeting
August 16, 2001	3 rd Community Meeting

Purpose

Residents of this primarily single-family residential neighborhood in the heart of the Las Vegas Valley (Maps 1 & 2) and within walking distance of downtown Las Vegas desire to preserve their quality of life and thus initiated the Neighborhood Planning Process. These residents, many of whom are original owners of their homes, have felt pressure in recent years to change the character of their neighborhood from primarily residential to a more commercial neighborhood. This pressure has prompted them to action. This plan is to serve as a guide for City leaders and developers to refer to when reviewing projects proposed for the John S. Park neighborhood and to take notice of residents' resolve to preserve the mostly single-family residential nature of the neighborhood.

The purpose of this plan is to document the residents' opinions on how they want their neighborhood to look and feel years from now. The residents' devotion of time and energy to develop a comprehensive neighborhood plan is intended to inform City officials that residents care about, and will protect their neighborhood when threatened by the forces of inappropriate development and negative influences.



Typical residential street view in the John S. Park Neighborhood

Neighborhood Vision

The Community, at their meeting on November 14, 2000, approved the following vision statement:

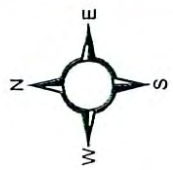
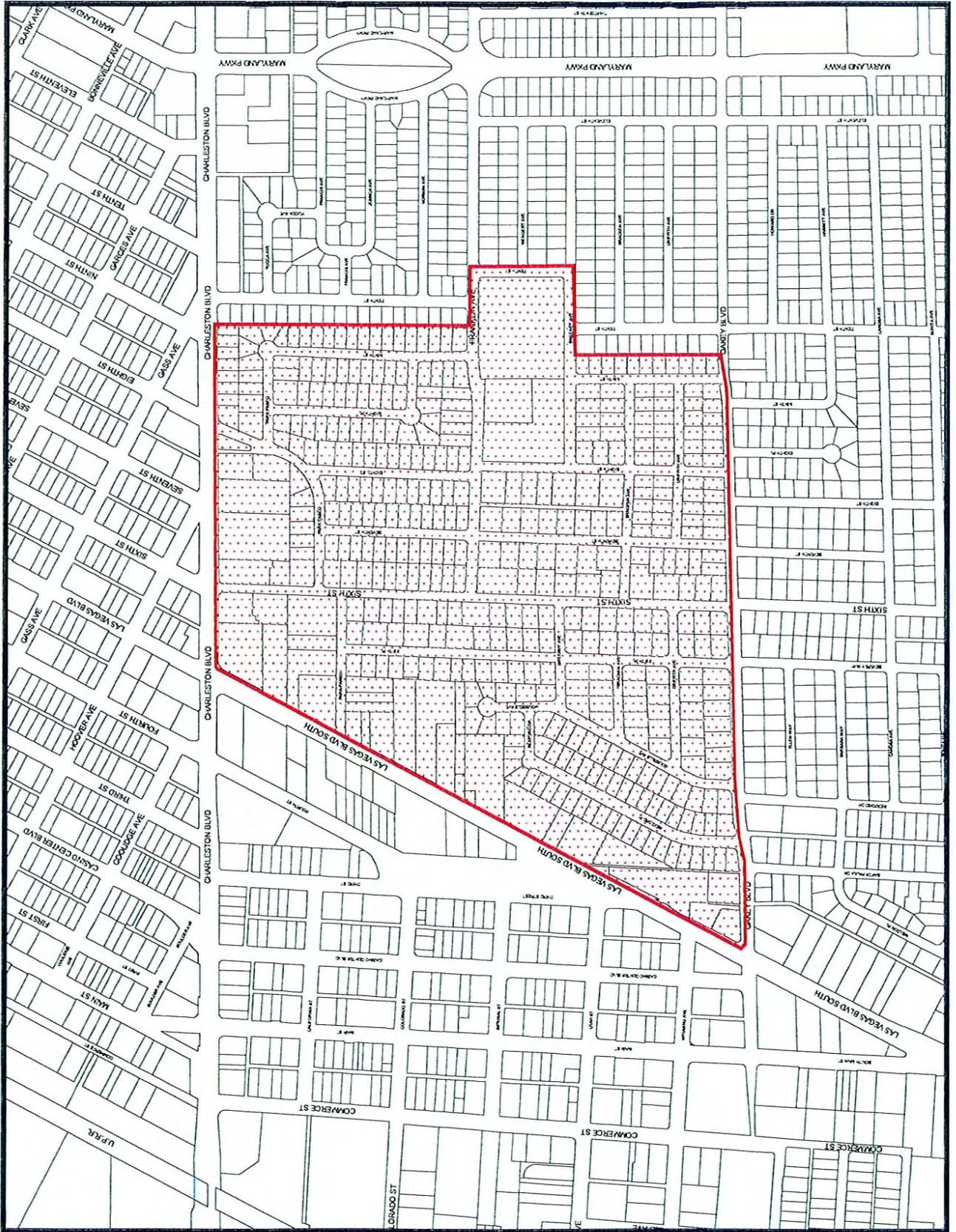
“The John S. Park Neighborhood is a quiet, friendly, diverse, historic neighborhood located in central Las Vegas. It is a caring neighborhood that embraces and celebrates diversity, takes pride in its historic character, and wishes to preserve its heritage.

Maintaining the primarily single-family residential and small business nature of the neighborhood will enhance the redevelopment efforts of the adjoining downtown core. This in turn, will foster new business opportunities and attract new families to this charming, tree-shaded neighborhood. Existing businesses could be enhanced, property values may rise and more properties may become owner-occupied.”



Residents at the November 14, 2000 John S. Park 2nd Neighborhood Planning Process Community Meeting

John S. Park Neighborhood Association Base Map 2



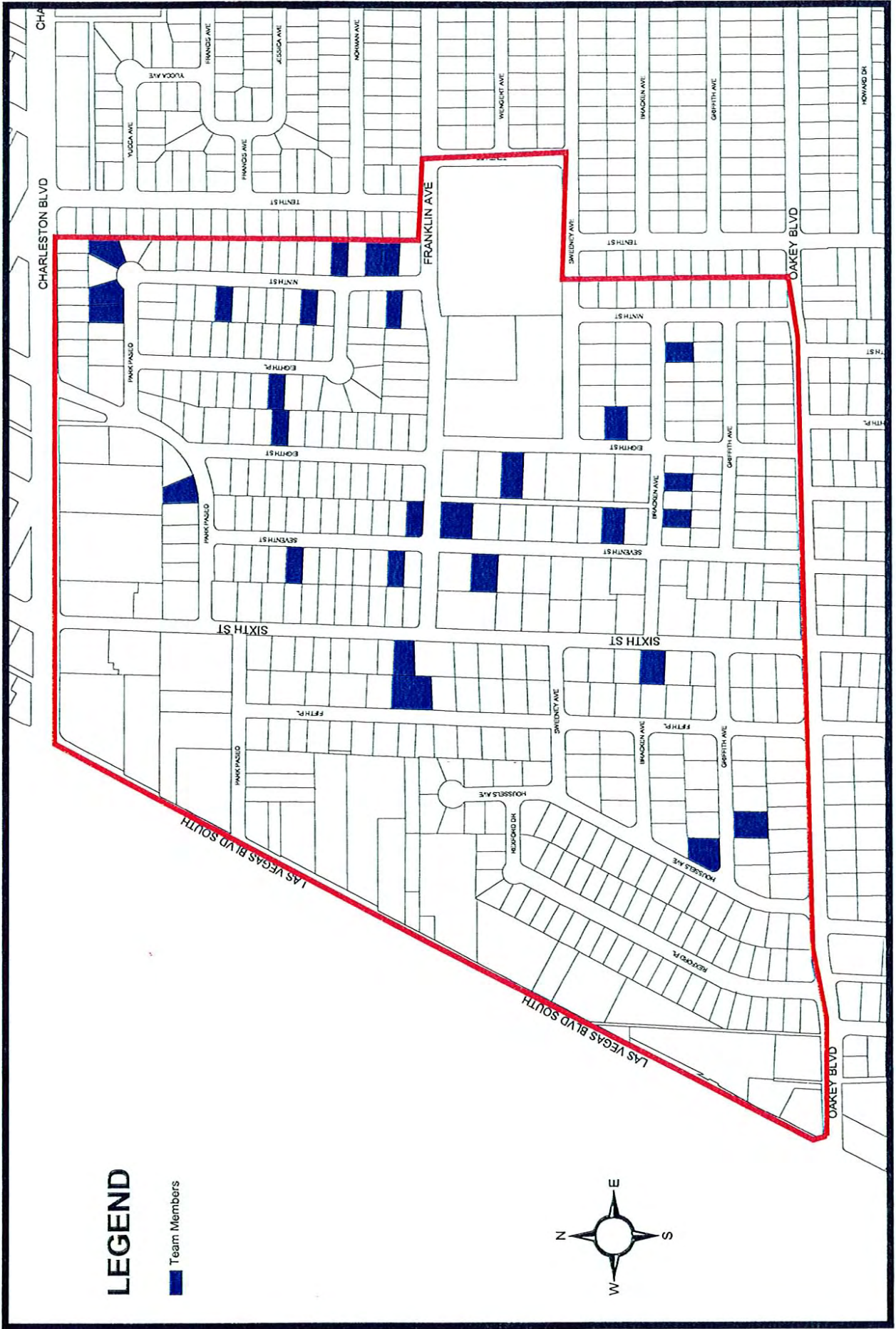
Community Involvement

The community was extensively involved in the neighborhood planning process as evidenced by the number of planning team members and the number of attendees at the neighborhood meetings held during the planning process. The planning team geographically represented the entire neighborhood as required under the Neighborhood Planning Process (CLV Resolution R-27-98) (Map 3).

The Planning Team formed three committees: (1) Historic District which researched the process and benefits of obtaining official designation; (2) Mary Dutton Park which focused on ways to redevelop the park; and (3) Land Use which researched the best zoning and uses for the neighborhood. These committees met on their own, in addition to the regular Planning Team meetings, and researched the necessary data for their respective areas of interest. An example of the thoroughness and commitment of the Planning Team to get everyone's input and involvement in the neighborhood planning process is the Land Use Committee's activities. Members of this committee went door-to-door to each of the commercial businesses in the neighborhood and invited either the property owner or the manager to participate in the process. In cases where neither of the above was present, a certified return receipt letter was sent to the owner listed with the Clark County Assessor's Office inviting their participation.

Four (4) neighborhood meetings were held however, the Neighborhood Planning Process only requires three (3). The meetings were held on March 14 and November 14, 2000 and on March 20 and August 16, 2001 in the multi-purpose room of the John S. Park Elementary School located within a short walk of each property within the neighborhood. All were well publicized by flyers and a mass mailing with an average of 63 residents in attendance. One Spanish-speaking team member went door-to-door along Rexford Drive and invited residents to participate in Spanish since the majority of residents along this street are Spanish-speaking with limited understanding of English. Neighborhood involvement was extensive and inclusive.

John S. Park Planning Team Geographical Representation Map 3



Neighborhood Conditions

The John S. Park neighborhood is primarily a single-family residential neighborhood surrounded on the west and north by commercial, office and non-profit establishments. There are 358 single-family zoned lots, 41 duplex zoned lots, and 43 commercially zoned lots within the boundaries of the neighborhood. Overall, the neighborhood is well maintained. The 2000 census data indicate that 998 people call the neighborhood home.

In Fall 2000, a windshield survey was conducted on each property to obtain the physical assessment of the area (Maps 4 – 10). Properties that had more than one quarter of the roof with worn and/or lifting shingles and with more than one quarter of the exterior surface with chipping paint, as viewed from the street, were considered in need of repair. Likewise, landscaping was deemed in need of maintenance if it was brown and dead or if grass was over one foot high.

The findings showed that the neighborhood was relatively pedestrian friendly with sidewalks throughout most of the neighborhood. The exception was the northeast quarter section which had no sidewalks (Map 4). Of the areas that had sidewalks, several sections were in need of repair.

Maps 5 and 6 indicate properties that show worn roofs and exterior surfaces. In fact, ten percent (10%) of the single-family structures showed a need for major roof repairs or replacement. However, only five percent (5%) showed the need for exterior surface repairs. Unfortunately, the survey indicated that over twenty-eight percent (28%) of the duplex properties were in need of exterior repair work. During this survey, it was discovered that the majority of the cited properties were rentals. The lack of owner occupancy was seen by the Planning Team as a possible contributing factor to the high maintenance needs of these properties.

Planning Team members were happy to see that most residents maintain a clean and Code compliant property. The survey indicated that fewer than seven percent (7%) of residential properties had visible trash and debris on them (Map 7). It was thought that the neighborhood cleanup held in the spring of 2000 contributed to this low number.

Map 8 indicates residential properties with at least one unregistered and/or inoperable vehicle on the property visible from the street. The survey confirms that over sixteen percent (16%) of residential properties have this unsightly condition. The highest concentration of properties with this condition is located on Rexford Place, the only street zoned for duplexes.

The survey indicates that most residents maintain their front and side yard landscaping up to City code (Map 9). Only four properties had no landscaping, and those properties that were in need of attention required only minor maintenance. Planning Team members were concerned with the high concentration of duplex properties that were not properly maintaining their landscaping.

Finally, Map 10 clearly indicates the stability of the neighborhood as seen by the few properties vacant within the neighborhood. At the time of the survey, only six homes were vacant and only one lot on Houssels Avenue was undeveloped. All six homes found to be vacant were for sale.

This survey highlighted the need for the neighborhood association to identify and work with the owners of the duplex properties on Rexford to bring their properties in line with those of the rest of the neighborhood. Overall, based on recent real estate activity, property values in the neighborhood have steadily increased:

Property Values

(1 square mile, from Charleston to Sahara and Maryland Parkway
to Las Vegas Boulevard)

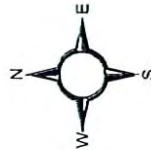
	<u>1999</u>	<u>2000</u>	<u>June 2001</u>
Number of Sales	65	83	41
High Sale	\$219,888	\$325,000	\$140,000
Low Sale	\$63,000	\$59,000	\$83,000
Average Sale	\$105,468	\$115,142	\$117,178
Average Sq. Foot	\$71	\$79	\$81

Source: Multiple Listing Service of Greater Las Vegas Association of Realtors

SIDEWALKS MAP 4


John S. Park
Neighborhood
Association

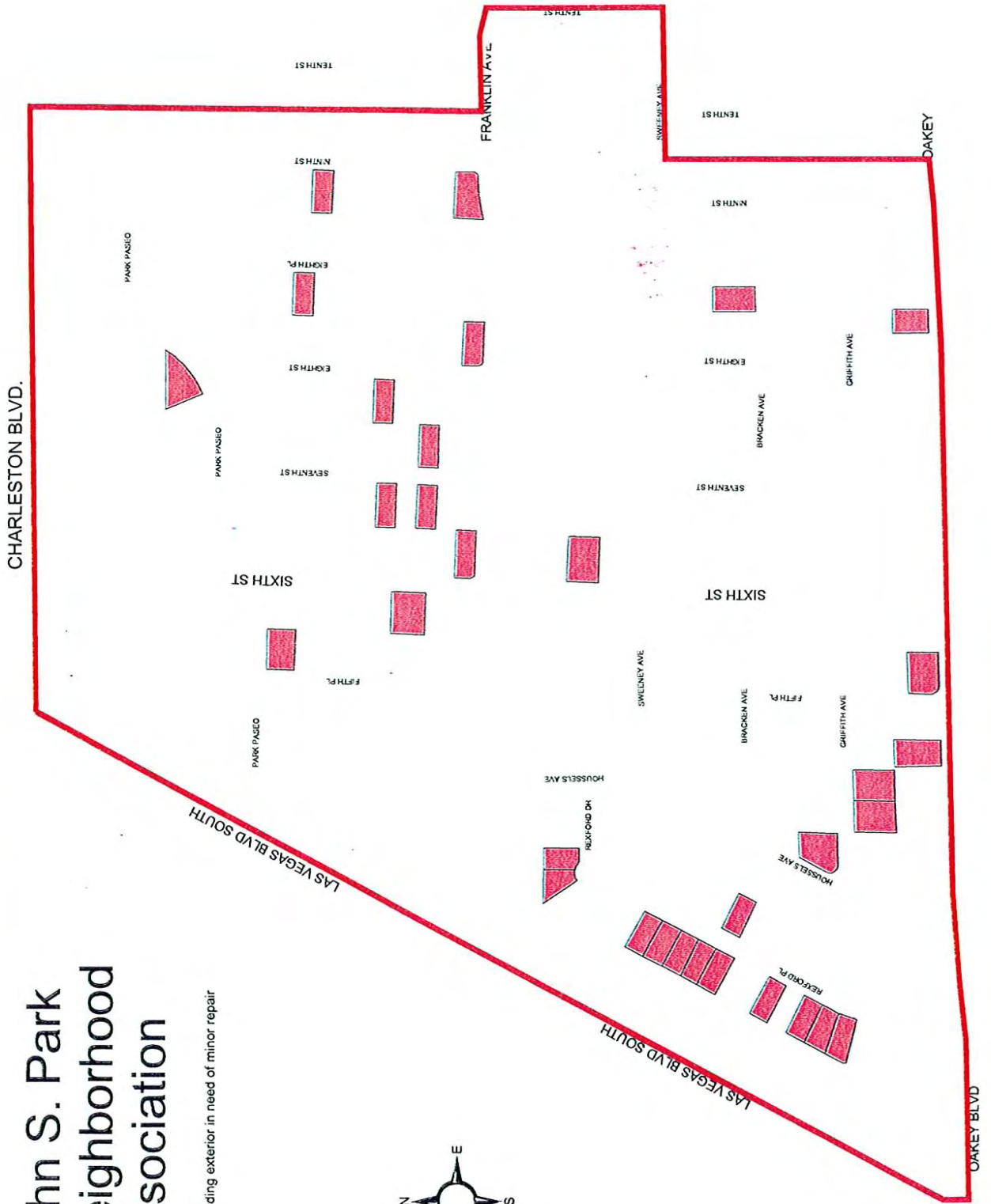
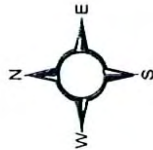
 Lots without sidewalks



EXTERIOR SURFACES MAP 6

John S. Park Neighborhood Association

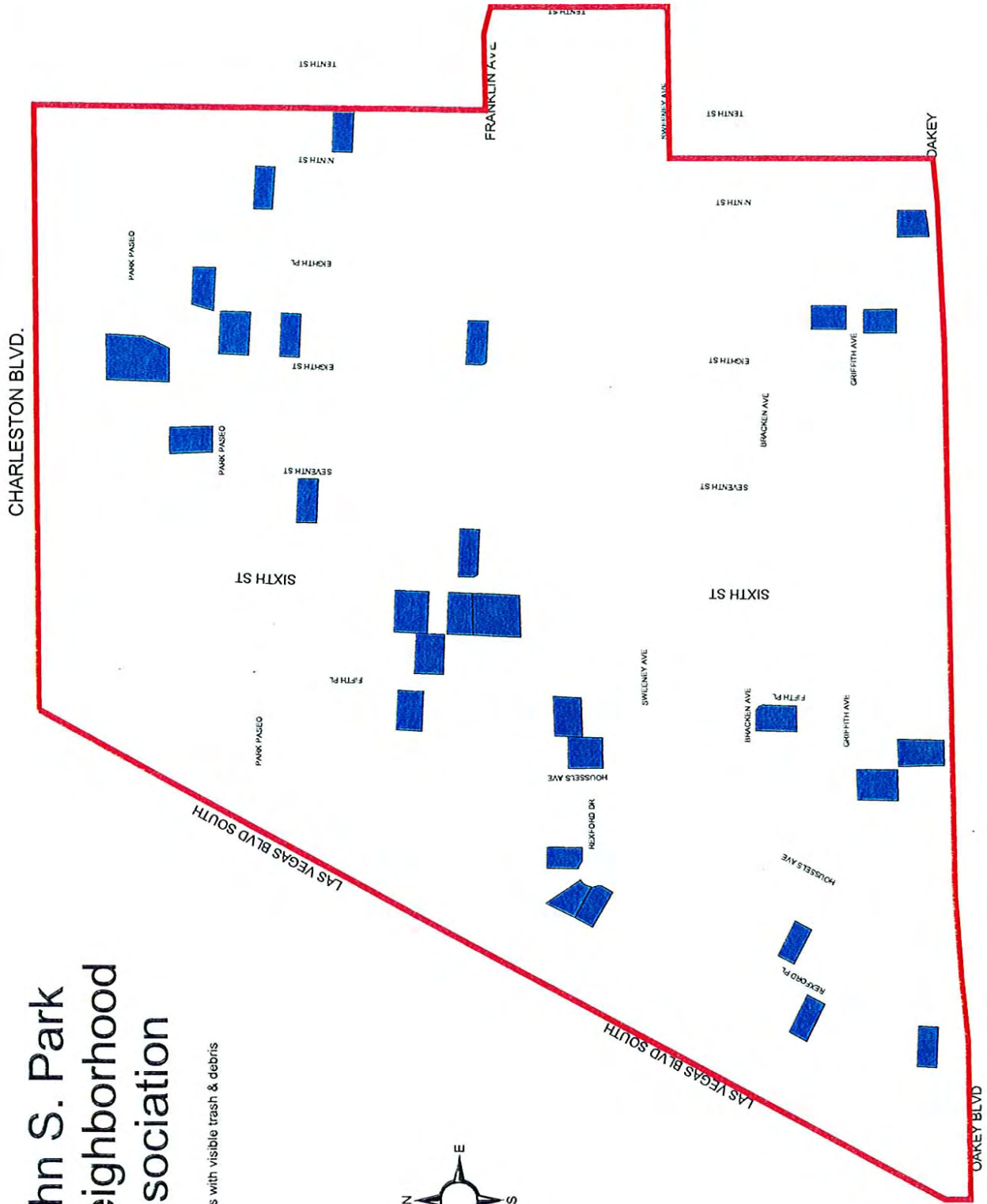
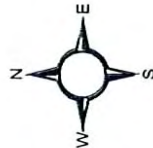
 Building exterior in need of minor repair



TRASH & DEBRIS MAP 7

John S. Park Neighborhood Association

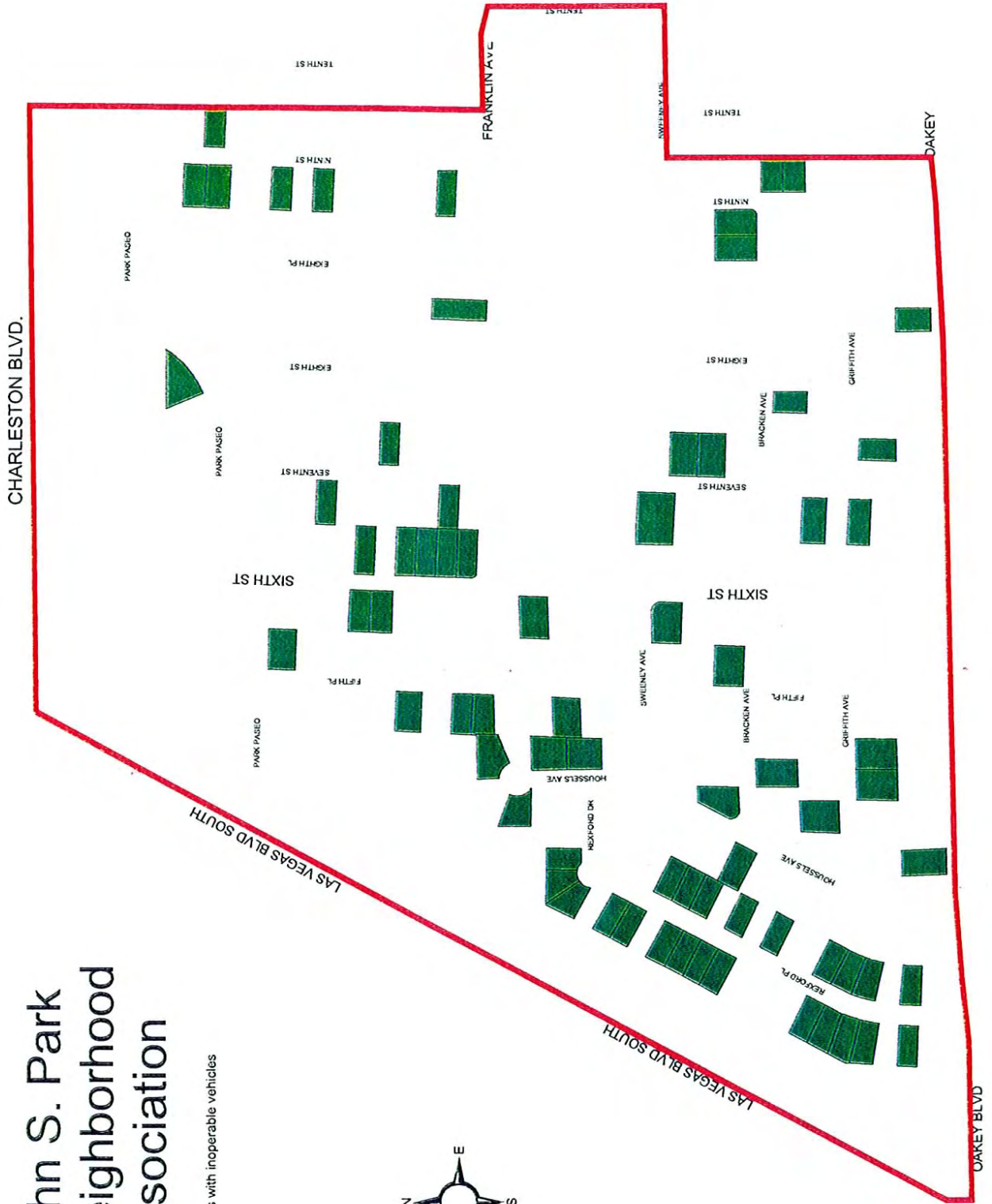
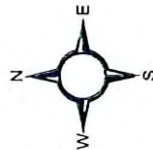
■ Lots with visible trash & debris



INOPERABLE VEHICLES MAP 8



John S. Park Neighborhood Association

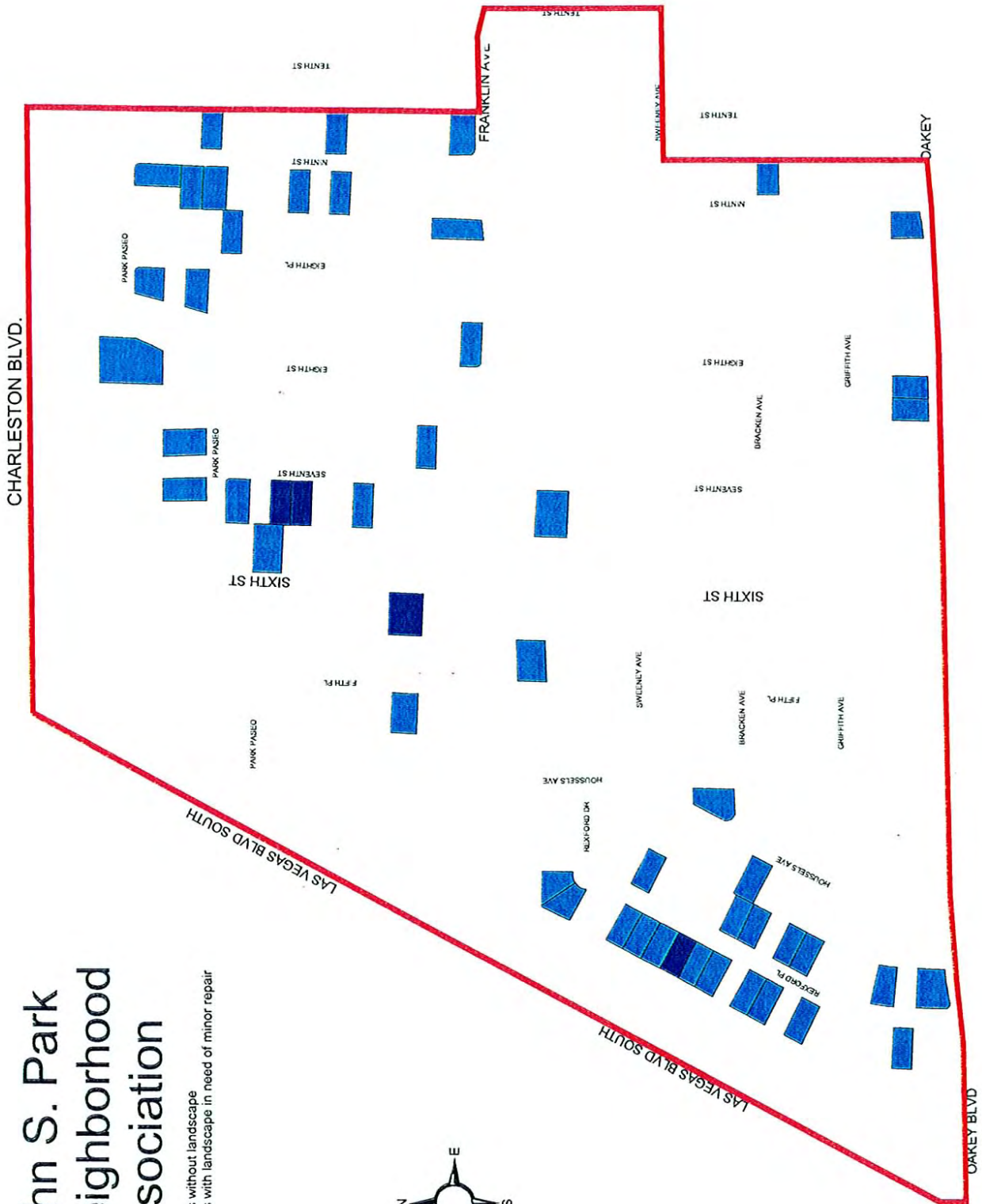
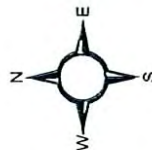
■ Lots with inoperable vehicles



LANDSCAPE MAP 9

John S. Park Neighborhood Association

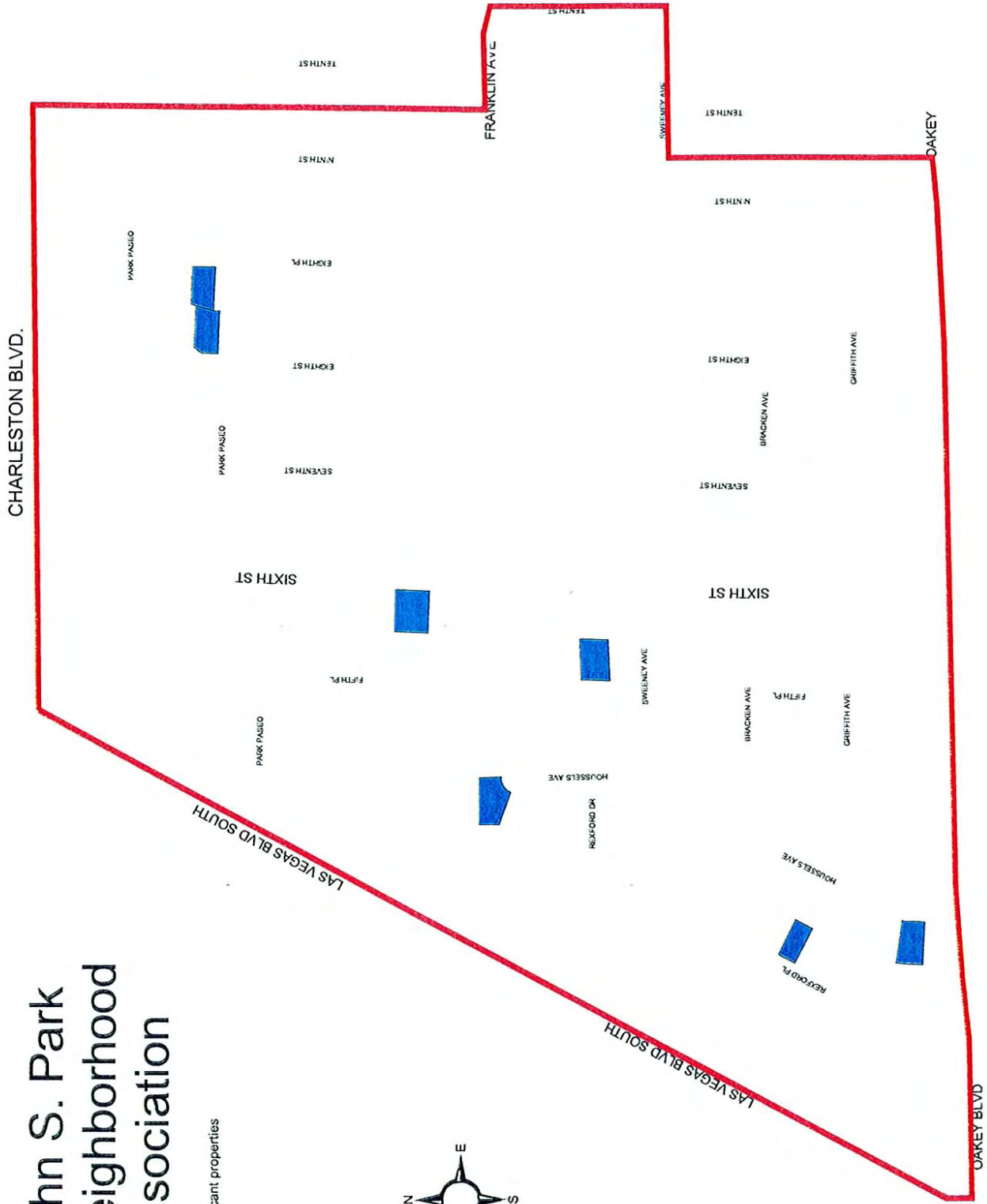
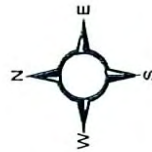
-  Lots without landscape
-  Lots with landscape in need of minor repair



VACANT PROPERTIES MAP 10

John S. Park Neighborhood Association

 Vacant properties



Issues

The Planning Team identified four primary issues that the Neighborhood Plan should address. The issues were then presented to the neighborhood on November 14, 2000 for validation. At this meeting, residents voiced concerns that air traffic and the noise it generates were important to the residents and hadn't been identified as an issue by the Planning Team. At the end of the meeting, the attendees validated all four issues identified by the Planning Team via a hand vote, as well as endorsed a fifth issue to address air traffic concerns. The issues are as follows:

1. The need to maintain properties and reduce visible decay and blight;
2. The need to update the physical appearance of Mary Dutton Park;
3. The need to prevent commercial expansion into the residential areas of the neighborhood;
4. The need to preserve the historic residential nature of the neighborhood; and
5. The need to address the increased volume and height of helicopters flying over the neighborhood.

Goals

The issues identified can be addressed by achieving the following goals:

1. Bring all properties within the John S. Park Neighborhood up to current standards as required by City of Las Vegas codes and ordinances;
2. Redevelop and enhance Mary Dutton Park within one year of the adoption of this plan;
3. Initiate neighborhood preservation strategies to prevent properties currently zoned for single-family residential use from being converted to commercial or multi-family use;
4. Obtain historic district designation for the residential section of the neighborhood bounded by Ninth Street, Fifth Place, Park Paseo, and Franklin by Las Vegas City Council within three years of the adoption of this plan; and
5. Get the helicopter flight path adjusted by the FAA to reduce the negative impact the flights are having on the neighborhood.

Historic District

The prestigious Historic District status is granted by the Las Vegas City Council to select neighborhoods where the majority of structures are over 50 years old and have architectural, social and/or cultural significance to the community and meet the criteria established by Title 19A.06 of the City's Zoning Code. A few neighborhood associations have expressed an interest in receiving this designation before the city's centennial celebration in 2005.

Members of the city's Historic Preservation Commission and city staff work with residents in these unique neighborhoods to assist them in researching the significance of the homes in their community and offer advice and guidance on maintaining these historical characteristics. Historic status signals to old-timers and newcomers alike that a neighborhood has a unique place in our community.

Residents of the John S. Park neighborhood have expressed a desire to preserve the unique residential quality of their neighborhood at several community meetings. As a result, they have initiated the process to get roughly one-quarter of the neighborhood designated a historic district by the City of Las Vegas. If successful, this would become the first City designated historic district within the city limits. The proposed historic designation would cover the properties located between Ninth Street, Fifth Place, Franklin Avenue and Park Paseo (Map 11). Approximately 134 homes are located within this boundary.

A petition drive was held by the neighborhood association during the month of September 2000, asking only property owners within the proposed district if they would support a historic designation of their properties. A total of forty-one percent (41%) were in favor of this goal. The vast majority of the remaining fifty-nine (59%) were unable to be personally contacted and their views are unknown at this time. Many were found to be out-of-town owners who rent their properties according to county records. The Planning Team is confident over sixty percent (60%) of property owners in the proposed district will support this effort once they have been personally contacted. This effort continues.

The following properties highlight the type of architecture and social history that residents want to preserve on the seven streets within the proposed historic district:

1139 South 5th Place



This building is a single story contemporary style home. It is constructed of brick with weeping mortar joints. The gable roof is covered in wood shakes. The formal front entrance is recessed with six-panel raised panels on the sides of the recess. Doric pilasters with entablature flank the entrance. Two double hung windows are mounted side-by-side in each opening. This was the home of V. Gray Gubler, an attorney and one-time president of the Clark County Bar Association during the early 1940's.

1144 South 6th Street



This one and one-half story minimal traditional style house is rendered with a stucco exterior and gable roofs covered with wood shakes. Gable roofed wings protrude from each end of the east elevation, perpendicular to the main body of the house. A shed-roofed dormer is located between the wings. The wings form a recessed front entrance area. An ocular window is located in a recessed area of the front wall of the south wing. Windows are of a steel frame variety of various sizes ranging from 3x3 to 4x4 lights. During most of the 1950's, this was home to Ray R. Germain who had been the editor of the Tonopah Times and later was president of the Las Vegas Press Club and an important figure at the Review-Journal.

1222 South 8th Place



This is a simple, one story minimal traditional style building constructed of decorative block. It has a gable roof with a forward facing gable at the center of the front elevation. The roof is covered with asphalt shingles. The entry door with a low concrete stoop is to the left of the front elevation and is covered by a flat roof. Thin, flat decorative iron posts support the porch overhang. A large single pane picture window is centered under the front facing gable.

1226 South 8th Street



This is a single story ranch style house constructed of brick. The gable roof is covered with asphalt/fiberglass shingles. A front entrance porch is recessed on the south end of the east elevation. Three, thick, flat decorative iron posts frame and support the porch overhang. Metal-framed windows are used throughout, with a large picture window on the south end of the east elevation. During the early 1950's, this was home to Dr. Clifford A. Paice, a dentist and member of the Nevada State Board of Dental Examiners.

823 Park Paseo



This is an early example of the soon to be very popular single story contemporary ranch style house. The attached garage on the west end of the home was virtually unheard of at the time. A forward facing gable protrudes from the front elevation. The front entrance is located on the east side of the front elevation. The building has a stucco finish with gable roofs covered in asphalt shingles.

1269 South 9th Street



This is a single story L-shaped ranch house with a stucco finish. The short leg of the L is on the north end of the house. Gable roofs are covered with asphalt shingles. A large single pane picture window with a metal awning is centered in the short leg of the L facing the street. The remaining windows are metal frame of various sizes. Mr. and Mrs. Charles Lynn McGhie had this home built in the late 1940's. Mrs. McGhie still resides in the home and is one of several original residents who still call the neighborhood home.

The Planning Team believes that in order for the goal of historic designation to be achieved, the following recommendations should be successfully completed:

- A minimum of 60% of the property owners within the proposed boundary support the proposed historic district designation of their property;
- Obtain the State of Nevada incentives via property tax relief to properties within an officially recognized historic district;
- Have property owners within the proposed historic district form the majority of a committee that determines any architectural standards or guidelines;
- Have the City of Las Vegas' Historic Preservation Commission endorse and support the effort to designate the district as historic;
- Have the Las Vegas City Council provide the appropriate level of support and staff to assist with this project; and
- Have the historic designation process be solely driven by the residents of the John S. Park Neighborhood Association.

Mary Dutton Park

Over the years, Mary Dutton Park, located at the southwest corner of Charleston Boulevard and Eighth Street became an eyesore attracting the homeless and vagrants. Residents in the area had enough of the negative effects the park was having on their homes and neighborhood a few years ago and lobbied the City to fence the park to prevent the homeless from congregating there. The City complied with the request and since the fence has been installed and the grass removed from the park, the nuisance has been eliminated. Now, the time has come to enhance the park and remove the fence without encouraging the return of the negative effects of the past.

Residents believe that this can be accomplished. The following guidelines were developed by the community to enhance Mary Dutton Park for it to become a positive asset to the neighborhood once again.

Recommendations:

- Remove the chain link fence. The desert landscaping, with gravel ground cover doesn't make for an encouraging camping site for vagrants. Many residents have expressed to the committee that the chain link fence is esthetically detrimental to the neighborhood.
- Enhance the desert landscaping. Planting additional desert plants with thorns, such as Mesquite trees and cacti will add beauty to the area. It will be important to keep these plants well pruned off the ground so as not to create any hiding places.
- Erect a monument sign welcoming people to the Historic John S. Park Neighborhood facing the intersection of Charleston and Eighth Street.
- Install a plaque commemorating Mary Dutton facing either Charleston or Eighth Street.

- Consider a public art display. However, any art to be displayed would first have to be approved by the John S. Park Community via a public meeting and in cooperation with the Las Vegas Arts Commission.
- Limit access to the park by posting a 24-hour no trespassing sign, as the park will become a visual only park.

After the above recommendations were developed, the John S. Park Neighborhood Association contacted the University of Nevada Reno (UNR) Cooperative Extension Office for assistance in designing a redevelopment plan for the park. Nancy McNeish, a Master Gardener with UNR's Cooperative Extension Office, graciously volunteered her time for this project. Working with the John S. Park Planning Team's Mary Dutton Park Sub-committee, she created two (2) designs that met the community's requirements. After presenting both designs to residents at the John S. Park community meeting March 20, 2001, residents voted to approve the design titled, "Bold Landscape Concept Plan" (Figure 1).

The design features three (3) large date palm trees to be located on the northeast corner of the park on a raised mound. The mound will be supported on the north by a retaining wall that will wrap around to the east. A monument sign will say, "Welcome to the Historic John S. Park Neighborhood" facing the intersection of Charleston and Eighth Street. Starting along Charleston Boulevard with several rows of Golden Barrel Cacti and moving south with several more rows of Purple Prickly Pear Cacti, the tone is set for a beautiful desert landscape that is uninviting to congregate in. Following the Purple Prickly Pear Cacti will be large groupings of Whipple Yucca and a small grove of Joshua Trees. Along the north boundary of the park will be Blue Palo Verde trees, surrounded by large Cholla.

Several earth-tone shades of gravel will be used throughout the park and an area on the raised mound will support some type of public art display to be chosen by the community at a later date. This area will be covered by an informal meadow of Desert Marigolds.

Residents believe that given the location and size of this pocket park, it is not conducive for recreational activities and will be maintained as a visual park. With this in mind and in order to prevent illegal activity from taking place, the community is recommending that the park be posted with a 24-hour no trespassing sign. This will enable the police to quickly remove anyone who uses the park as a camping site.

Although the community is taking a chance by recommending the removal of the fence, it is felt that the enhanced desert landscaping and the no trespassing sign will be enough of a deterrent to keep the vagrants from congregating there.

Mary Dutton Park will become a visual desert-style entry point for residents and visitors alike. As it is a City owned park, the City will continue to provide the daily maintenance. Although the Dutton Family Ranch is no longer, Mary Dutton Park, named after the family matriarch, will remain a testimony to the environment the Dutton family faced when they arrived to transform the desert into a working ranch.

Land Use

A little over ninety percent (90%) of the neighborhood land is zoned for residential use. Less than ten percent (10%) is zoned for commercial use (Map 12) and is primarily located on Las Vegas Boulevard to the west and Charleston Boulevard to the north. Both boulevards are major arterial roads for the City of Las Vegas and valley as a whole. This fact, coupled with the rapid economic growth the region has experienced over that past few years, has led to increased pressure to expand commercial uses into the residential areas of the neighborhood. This is the most important issue facing the John S. Park neighborhood as determined by the Planning Team and validated by the community at their November 14, 2000, meeting.

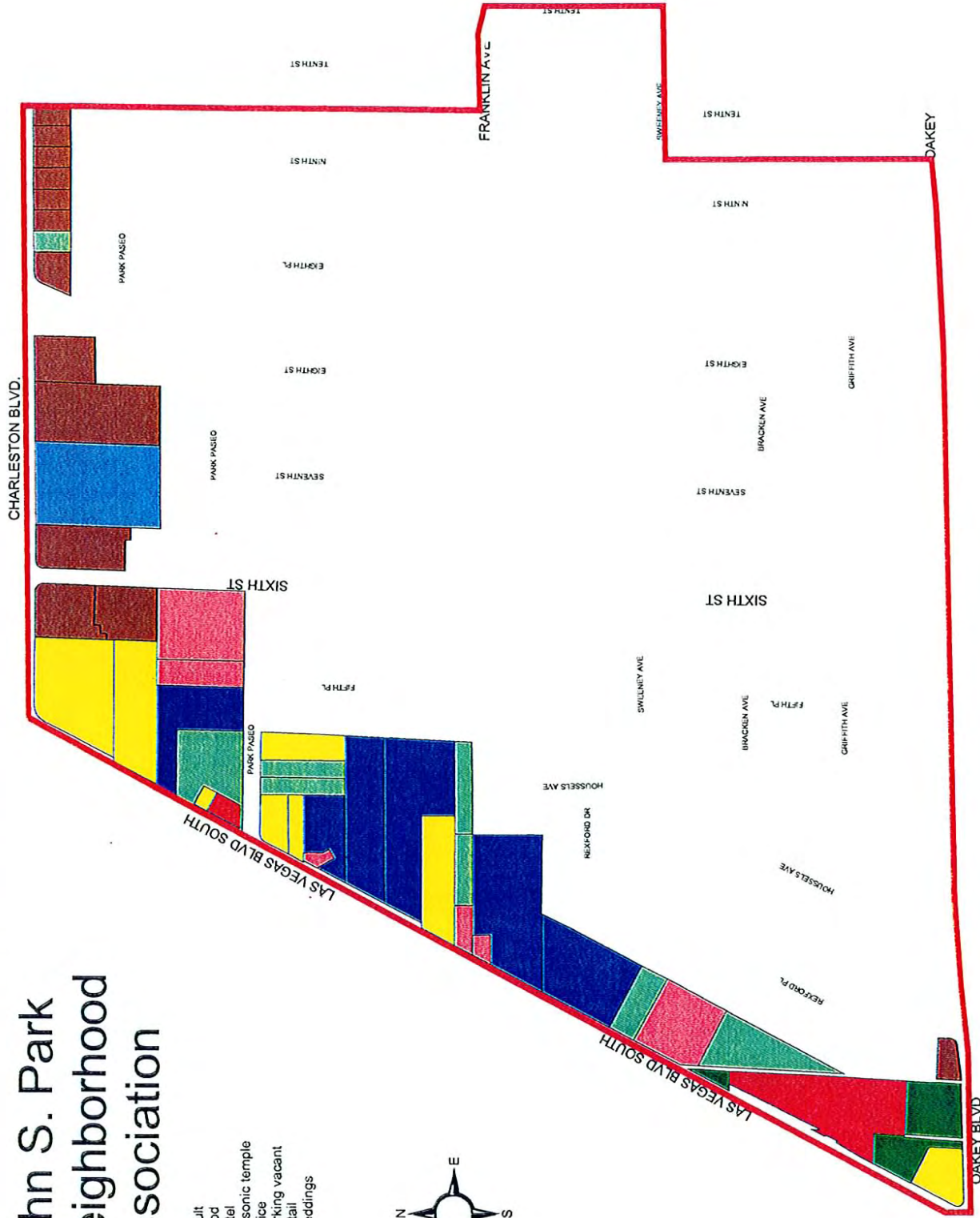
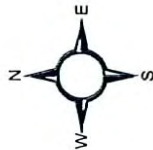
The economic pressure that has residents concerned has had some positive impacts as well. The old rundown two-story building that was located on the southeast corner of Las Vegas and Charleston Boulevards was demolished and replaced by two, much-needed retail businesses, Wells Fargo Bank and a Walgreens Drug Store. In addition, the Viva Las Vegas Theme Hotel has recently undergone extensive remodeling and has future plans to increase its parking capacity, without expanding into the residential area. The Little White Wedding Chapel has also experienced recent expansion and updating.

However, two relatively recent commercial land use proposals have been the catalyst for resident action and concern. The first, the Titanic Hotel/Casino proposal, occurred a few years ago and would have required the destruction of several homes on Fifth Place. If it had been approved, it would have had a tremendous impact on the entire neighborhood either directly by its sheer size and height, or indirectly by the additional traffic it would have produced on local residential streets. As residents quickly learned, this proposal, if successful, would have cast a shadow over one-third of the neighborhood by the blocking of the sun due to the height of the structure. The second, the Olympic Garden proposal, would have required the destruction of at least three duplex structures and perhaps up to 12 on Rexford Place. If this proposal had been approved, the

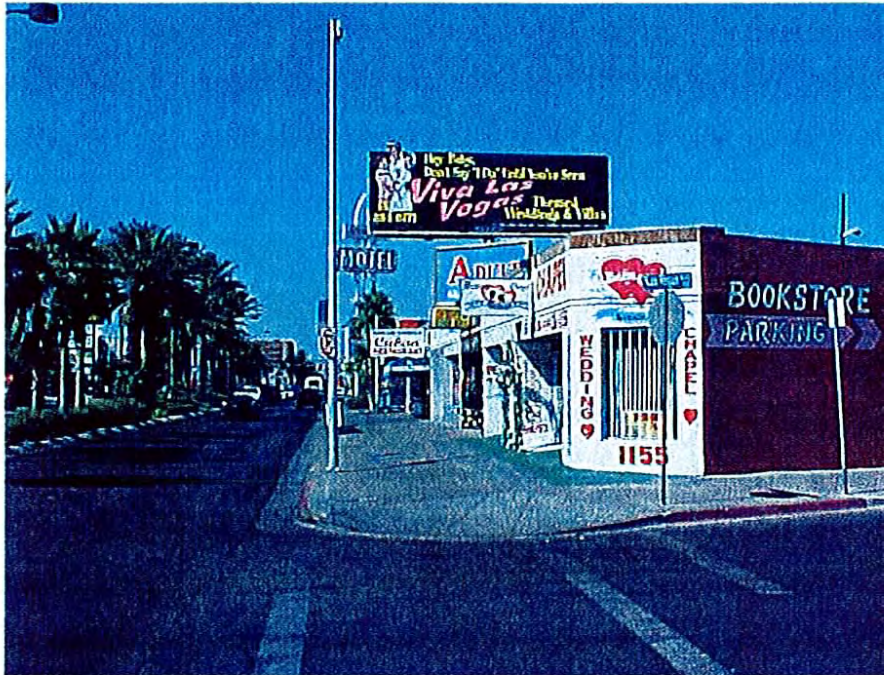
JOHN S. PARK COMMERCIAL LAND USES MAP 12

John S. Park Neighborhood Association

- Adult
- Food
- Hotel
- Masonic temple
- Office
- Parking vacant
- Retail
- Weddings



neighborhood would have suffered the loss of the residential structures and would have had to contend with a parking lot surrounded by a six-foot wall in the middle of a residential street. In addition to the two cases cited, residents are also concerned about possible plans by the Nevada State Bar to expand south along Sixth Street.



Commercial business along Las Vegas Boulevard

The second major issue identified by the community was the location and potential for expansion of sexually oriented businesses that are located within the neighborhood. There are three adult-use businesses located along Las Vegas Boulevard within the John S. Park neighborhood. All three businesses were in operation prior to the current Zoning Code being adopted. In fact, the City's only adult motel still in operation is one of the businesses. Under the non-conforming use standards of the Zoning Code, it cannot expand, and if it closes for more than 180 days it will lose its adult use zoning. The adult bookstore near Park Paseo also falls under the non-conforming use standard with the same restrictions. However, this did not prevent the owner from proposing to expand the square footage of the store by over three hundred percent (300%) recently.

The commercial encroachment pressures to the residential aspects of this neighborhood are clear, as evidenced by the above cases. Residents are aware that the John S. Park neighborhood is the most preserved and intact residential neighborhood near the downtown area. However, if the neighborhood is not successful in convincing the community-at-large and local elected officials of this fact, the neighborhood will remain at risk.

The commercially zoned properties along Las Vegas Boulevard are also included in the City's Centennial Plan. This neighborhood plan conforms with the Centennial Plan with the exception of the recommended height limit of five (5) stories or sixty (60) feet. Under the Centennial Plan there are no height restrictions.

In recent years, the community has witnessed the opening of several group homes in and around the neighborhood. These range from assisted living care facilities to parolee halfway houses. Residents are aware of Federal and City regulations that permit such homes in residential neighborhoods. However, they are fearful of the negative impact such facilities have on the community when they are clustered together on one street or block. It is their desire to work with elected officials to enact more restrictive criteria that would prevent the clustering of such facilities in single-family residential neighborhoods. Currently, such facilities are permitted every six hundred and sixty (660) feet.

Residents are committed to keeping the single-family residential nature of the neighborhood intact. Several properties have recently been converted to multi-family dwellings without the proper permits or zoning. When this takes place, it produces additional vehicle traffic within the neighborhood and additional vehicles parked on the streets and front lawns due to the lack of adequate parking. This detrimental process must cease. The Neighborhood Association will work closely with Code Enforcement to eliminate this practice.

A survey was conducted at the community meeting held on March 20, 2001, to identify businesses that residents would patronize and welcome along Las Vegas and Charleston Boulevards. Types of businesses and retail establishments encouraged were coffee and barber shops, ethnic restaurants and delicatessens, hardware and book stores,

travel agencies, medical offices and video stores. After developing this list, it was quickly discovered that tourists would also frequent these type businesses. This is seen as a win/win opportunity for the neighborhood and the community-at-large.

Recommendations:

- Actively oppose all requests to expand commercial rezoning into residentially zoned properties;
- Actively oppose all requests to expand adult-oriented businesses within the neighborhood;
- Work with the City to impose a commercial building height limit of sixty (60) feet or five (5) stories, whichever is greater, overlay along Las Vegas and Charleston Boulevards within the boundaries of John S. Park Neighborhood Association;
- Work with the City of Las Vegas Office of Business Development to recruit the type of businesses identified in this Plan;
- Work with elected officials to establish stricter standards and distance criteria on the location of group homes, halfway houses and assisted care living facilities; and
- Work with Code Enforcement to identify and remove all illegally subdivided housing units located within the neighborhood and bring all properties up to current City code levels.

Action Plan

The John S. Park Planning Team has worked hard in this neighborhood plan to address the issues residents identified as important. In order of importance, for this plan to be successful, the following actions must take place:

1. **That the Las Vegas City Council direct the Code Enforcement staff to conduct a property-by-property code enforcement inspection at least three times during the five-year duration of this plan.**

The neighborhood association will work with residents to voluntarily comply with city codes and will assist residents by holding an annual clean-up.

However, the Planning Team believes that the city must do its part by enforcing all city zoning codes within the boundaries of the neighborhood as endorsed by the community via this plan.

2. **That the Las Vegas City Council, via the Historic Preservation Commission, adopt and support historic designation for the identified section of the neighborhood.**

The community believes the time is right for this process to take place.

Unlike other nearby residential areas, the John S. Park neighborhood is currently an intact single residential neighborhood with a strong desire to maintain its identity via obtaining historic designation status.

3. **That the Las Vegas City Council acknowledge the opposition of the neighborhood to any type of commercial expansion that requires rezoning of a residential property within the boundaries of the neighborhood.**

Residents will continue to be present at public meetings where a property owner is requesting rezoning in the neighborhood. However, via the work of this plan, City Council shall consider that the neighborhood has spoken, in very clear language, that it is opposed to commercial expansion into the residential area of the neighborhood, with no exceptions.

4. **That the Neighborhood Association form a committee to work with local, state, and federal elected officials to reduce the negative effect the helicopter tour industry is having on the neighborhood.**

Residents are aware of the difficulty of this issue, but would like the assistance of all elected officials in attempting to resolve it as quickly as possible.

5. **That the Las Vegas City Council approve and allocate the needed funds to redevelop Mary Dutton Park as approved by the community in this Plan.**

The community worked hard with the UNR Cooperative Extension Office to develop a park that would enhance the neighborhood and not encourage vagrants to return to the park as occurred in the past. The community would also like to limit use of the park by having a 24-hour no trespassing sign posted.

Appendix

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Meeting Summaries	52

Agendas

John S. Park Neighborhood Meeting
March 14, 2000
7 p.m.

A G E N D A

- a. A new name for the neighborhood Association
- b. Spring Clean-up (set date, time, etc...)
- c. Cut-through traffic (6th Street)
- d. Status and future of Mary Dutton Park
- e. Neighborhood Partners Fund Grant
- f. New Streets & Curbs
- g. Forming Active Block watch's
- h. Starting the process for Historic Designation/Neighborhood Planning Process
- i. Property Maintenance Issues
- j. Helicopter noise/low flights
- k. Other items...

** Meet our new City of Las Vegas Neighborhood Planner, Yorgo Kagafas, from the Neighborhood Services Department.

John S. Park
Neighborhood Planning Team Meeting

August 31, 2000
7 p.m.

A G E N D A

- | | | |
|----|---|------|
| 1. | Welcome/Introductions
(Guest: Councilman Gary Reese) | 7:00 |
| 2. | Review membership address & phone numbers | 7:15 |
| 2. | Review notebooks/work done-to-date | 7:20 |
| 3. | Review/approve a work timeline | 7:45 |
| 4. | Form Sub-Committees | 8:00 |
| 5. | Make assignments | 8:15 |
| 6. | Adjourn | 8:30 |

John S. Park
Neighborhood Planning Team Meeting

October 3, 2000
7 p.m.

A G E N D A

- | | | |
|----|---|------|
| 1. | Welcome/Introductions/New Members | 7:00 |
| 2. | Approve August 31 st Meeting Summary | 7:05 |
| 3. | Workbook Administration additions | 7:10 |
| 3. | Land Use Data Collection Review | 7:20 |
| 4. | Historic District Data Collection Review | 7:35 |
| 5. | Park Data Collection Review/Discussion | 7:50 |
| 6. | Adjourn | 8:00 |

Next Meeting is Tuesday, October 17th @ 7 p.m.

John S. Park
Neighborhood Planning Team Meeting

October 17, 2000
7 p.m.

A G E N D A

- | | | |
|----|---|------|
| 1. | Welcome/Introductions/New Members | 7:00 |
| 2. | Approve October 3rd Meeting Summary | 7:05 |
| 3. | Workbook Administration additions | 7:10 |
| 3. | Historic District Update | 7:20 |
| 5. | Park Ideas | 7:25 |
| 6. | Land Use (Olympic Garden Club) | 7:40 |
| 7. | Confirm Neighborhood Issues: | 7:50 |
| | * Historic District Status | |
| | * Prevent Commercial Encroachment into Residential Area | |
| | * Enhance Dutton Park | |
| | * Property Maintenance Compliance | |
| | Adjourn | 8:00 |

Next Meeting is the 2nd Required Community Meeting and will be held Tuesday, November 14th @ 7 p.m.

John S. Park
Neighborhood Planning Team Meeting

November 21, 2000
7 p.m.

A G E N D A

- | | | |
|----|--|------|
| 1. | Welcome/Introductions/New Members | 7:00 |
| 2. | Approve October 17 th & November 14 th Mtg Summaries | 7:05 |
| 3. | Workbook Administration additions | 7:10 |
| 3. | Park Committee (set schedule) | 7:20 |
| 5. | Historic Committee (continue w/petition) | 7:30 |
| 6. | Land Use (Olympic Garden Club) | 7:40 |
| 7. | Review Neighborhood Issues: | 7:45 |
| | * Historic District Status | |
| | * Prevent Commercial Encroachment into Residential Area | |
| | * Enhance Dutton Park | |
| | * Property Maintenance Compliance and Traffic (vehicular and air) | |
| 8. | Form Traffic Committee | 7:50 |
| 9. | Vision Statement (work on it) | 8:00 |
| . | Adjourn | 8:15 |

Next Meeting will be held Tuesday, December 5th @ 7 p.m.

John S. Park
Neighborhood Planning Team Meeting

December 5, 2000
7 p.m.

A G E N D A

- | | | |
|----|---|------|
| 1. | Welcome/Introductions/New Members | 7:00 |
| 2. | Approve November 21 st Meeting Summary | 7:05 |
| 3. | Workbook Administration additions | 7:10 |
| 3. | Park Committee Update | 7:20 |
| 5. | Historic Committee Update | 7:30 |
| 6. | Land Use Update | 7:40 |
| 7. | Traffic Committee Update | 7:50 |
| 8. | Vision Statement Review | 8:00 |
| 9. | Review/adjust schedule | 8:05 |
| | Adjourn | 8:15 |

Next Meeting will be held * Tuesday, January 9th @ 7 p.m.

John S. Park
Neighborhood Planning Team Meeting

January 16, 2001
7 p.m.

A G E N D A

- | | | |
|----|--|------|
| 1. | Welcome/Introductions/New Members | 7:00 |
| 2. | Approve December 5th Meeting Summary | 7:05 |
| 3. | Park Committee Update | 7:10 |
| 5. | Historic Committee Update | 7:20 |
| 6. | Land Use Update | 7:30 |
| 7. | Traffic Committee Update | 7:40 |
| 8. | Vision Statement Introduction/approval | 7:45 |
| 9. | Review Schedule/Plan Format | 7:55 |
| | Adjourn | 8:00 |

Next Meeting will be held * Tuesday, January 30th @ ~~7~~ p.m.

John S. Park
Neighborhood Planning Team Meeting
Tuesday January 30, 2001
6 p.m.

A G E N D A

- | | | |
|----|--|------|
| 1. | Welcome/Introductions | 6:00 |
| 2. | Review/Approve January 16th Meeting Summary | 6:05 |
| 3. | Park Committee Update
(Presentation of Two new Proposals) | 6:10 |
| 5. | Historic Committee Update | 6:30 |
| 6. | Land Use Update | 6:40 |
| 7. | Traffic Committee Update | 6:45 |
| 8. | Set meeting dates/times for Sub-committees | 6:50 |
| 8. | Review Schedule/Plan Format | 6:55 |
| | Adjourn | 7:00 |

Next Meeting will be held * **Tuesday, February 27th @ 7 p.m.**

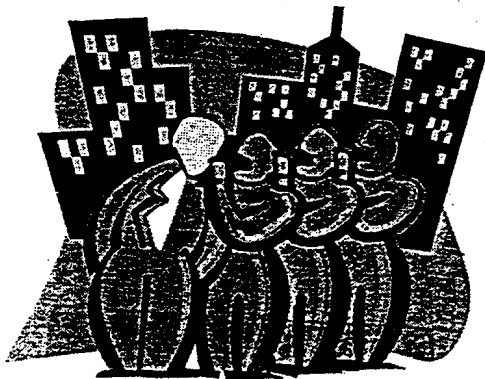
John S. Park
Neighborhood Planning Team Meeting

Tuesday February 27, 2001
7 p.m.

A G E N D A

- | | | |
|----|---|------|
| 1. | Welcome/Introductions | 7:00 |
| 2. | Review/Approve January 30th Meeting Summary | 7:05 |
| 3. | Historic Committee Update | 7:10 |
| 4. | Review Schedule (Community Meeting(s) Dates | 7:25 |
| 5. | Review Plan format (Rough Draft) | 7:35 |
| 6. | Questions/Comments | 7:50 |
| 7. | Adjourn | 8:00 |

There are not many meetings left, please do your best to attend.

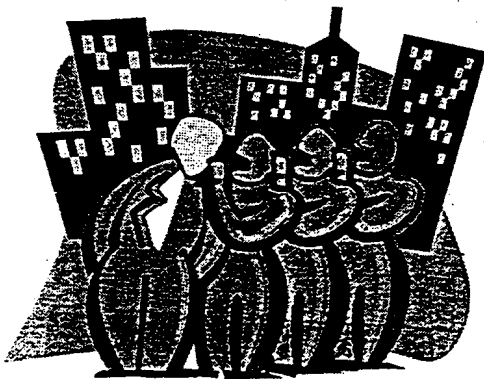


John S. Park
Neighborhood Planning Team Meeting

March 20, 2001
6 p.m.

A G E N D A

- | | | |
|----|--|------|
| 1. | Welcome/Introductions | 6:00 |
| 2. | Review/Approve February 27th Meeting Summary | 6:05 |
| 3. | Historic Committee Update | 6:10 |
| 4. | Review Agenda for Community Meeting | 6:20 |
| 5. | Review Plan to date | 6:25 |
| 6. | Questions/Comments | 6:45 |
| 7. | Adjourn | 6:50 |



John S. Park
Neighborhood Planning Process
Planning Team Meeting

June 26, 2001
6:30 p.m.

A G E N D A

- | | | |
|----|---------------------------------|------|
| 1. | Welcome/Introductions | 6:30 |
| 2. | Neighborhood Partnership Grant | 6:40 |
| 3. | Review Draft Plan | 6:45 |
| 4. | Review Planning Process to date | 7:30 |
| 5. | Questions/Comments | 7:40 |
| 6. | Adjourn | 8:00 |



John S. Park
Neighborhood Planning Process
Planning Team Meeting

August 16, 2001
6:00 p.m.

A G E N D A

- | | | |
|----|---------------------------------|------|
| 1. | Welcome | 6:00 |
| 2. | Distribute handouts | 6:05 |
| 3. | Review Staff Comments | 6:15 |
| 4. | Review Community Meeting Agenda | 6:30 |
| 5. | Questions/Comments | 6:40 |
| 6. | Adjourn | 7:00 |



John S. Park Neighborhood Planning Process 3rd Community Meeting

August 16, 2001
7:00 p.m.

A G E N D A

- | | | |
|----|--|------|
| 1. | Welcome/Meeting structure | 7:00 |
| 2. | Overview of Planning Process (Yorgo Kagafas) | 7:05 |
| 3. | Mary Dutton Park Review (Bob Bellis) | 7:15 |
| 4. | Historic District Review (Mary Hausch) | 7:30 |
| 5. | Land Use Review (Keny Stewart) | 7:40 |
| 6. | Action Plan Review (Yorgo Kagafas) | 7:50 |
| 7. | Questions/Comments | 8:00 |
| 8. | Take Community Vote | 8:15 |
| 9. | Adjourn | 8:30 |



Sign-in Sheets

John S. Park Neighborhood Association
March 14, 2000 General Meeting

please print

Name _____ **Address** _____ **Phone** _____

(H) Robert Rupp 1226 S 8th St 676-1130

O'Ryan & Maria Weber 709 Park Place 471-0804

(H) Jack & Yvonne Root 1250 S. 7th St. 380-3262

Angela & James Reza 1264 South 9th 435-5900

Philly L. Hencke 1329 So. 7th St. 598-4482

P Ron Ripp 823 Park Place 384-3230

H BART MANN 1273 S. 9th 598-0892

(H) Ken Stewart 1144 6th St. 384-1887

(H) ADA ZABORTZ 814 BRACKEN AVE 384-3280

John S. Park Neighborhood Association
March 14, 2000 General Meeting

please print

Name **Address** **Phone**

(10) H. Sandra Karr 1273 S 9th 598-0892

Edyn Keyling 1487 So 8th 3842752

H. B. Gray Howard 1139 S. Fickel Pl. 386-1096

KIM CRISOSTOMO 1509 S. 6th ST. 678.6777

Tim Bavington 1509 S. 6th ST. 735 2432

Carole Hassell 1321 So. 7th St. 384-4792

Chuck Quinley 1489 S. 7th St 474-6557

Bud Spotaro 1239 So 8th St 384 2081

CHARIS GUINCHIGLIANI 706 BRACKEN AVE 366-1663

GARY GRAY " " " " "

**John S. Park Neighborhood Association
March 14, 2000 General Meeting**

please print

Name

Address

Phone

H P Tom Smigel 1249 So 9th St 4864698

OLE BORRESEN 1248 S 8th St 384-1129

Marie Johnson 1244 So. 8th Pl. 384-7469

Kris & Lisa Grange 1274 So 9th St 598-0159

DIANA FOUNTOS 1469 S. 7th St 382-73.

AveAnn Patterson 701 Franklin 471-6515

John Elliot 701 Franklin 471-6515

G. MICHAEL LERSO 1301 So. 7th St 384-4492

EDNA L. LERSO 1301 So. 7th St 384-4492

John S. Park Neighborhood Association
March 14, 2000 General Meeting

please print

Name **Address** **Phone**

*i Margaret McGhie 1269 So 9th 384-1784

KATHARINE MILLER 1304 S. 9TH 385-1602

GARY GRAY 706 BRACKEN 388-7788

CHRIS GIUNCHIGLIANI 706 Bracken 366-1663

4) Tracy D'Gugliemo 1244 59th St 384-5333

4) Jan BRITAIN 1259 S. 9th 384-3679

MIKE BRITAIN 1259 S. 9th 384-3679

ANN Au 827 PARK PASEO 598-0717

JOHN Au 827 PARK PASEO 598-0717

**John S. Park Neighborhood Association
March 14, 2000 General Meeting**

please print

Name _____ **Address** _____ **Phone** _____

f Evelyn Kreyling 1487 Soth 384 2752

JACK PURSEL 1312 So. 7th St 384-3373

BH
Bob Bellis 823 PARK PASEO 382-3230

JOHN S. PARK PLANNING TEAM
AUGUST 31, 2000

- | | | | |
|--------|-------------------------|-------------------|-----------|
| | 1. Ben Shaffer | 330 No 10th St | 385-9368 |
| | 2 FRANK FIORI | CLV | 259-2087 |
| | 3 Margaret McBhie | 1269 So. 9th | 384-1784 |
| -/P | 4 Tom Smigel | 1249 So. 9th | 382-0694 |
| | 5 Jan Britain | 1259 S. 9th | 384-3679 |
| Ⓚ/L | 6 Bob Keller | 823 PARK PASEO | 382-3230 |
| | 7 LAURIE BISCH | LAS VEGAS METRO | 262-2961 |
| | 8 GARY REESE | Councilman | 229-6405 |
| -/P | 9 Kristi Lisa Grange | 1274 SO 9th St | 578-0159 |
| Ⓚ | 10 Ken Stewart | 1144 6th | 384-1882 |
| | 11 Paper Dumps | John S. Park E.S. | 799-7904 |
| Ⓚ/L | 12 MATT MARLOW | 1240 8th PL | 838-3628 |
| | 13 Bart Mann | 1273 S. 8th | 2598-0872 |
| 1. use | 14, MARY KAUSCH | 1139 S. 5th PL | 386-1096 |
| Ⓚ | 15 ADA LABORTZ | 816 BRACKEN | 384 3280 |
| # | 16 Chris Grunichigliani | 706 Bracken | 366-1663 |
| Ⓚ/L | 17 Tracy D'Angelo | 1259 S 9th St | 731-3358 |
| | 18 | | |

John S. Park 2nd Community Meeting November 14, 2000 @ 6p.m.

NAME	ADDRESS	PHONE
PT * Irene R. Wright	1000 Housseus Ave.	383-0110
PT * Doug Sattusdore	1000 Housseus Ave.	383-0110
Georgia Moore	1501 S. 5th St.	385-7786
Pearl E. Moore	1501 S. 8th St.	385-7788
Mavis Johnson	1244 S. 8th Place	384-7469
DANA ALBERTBAUGH	1111 S. 6th St.	386-1049
BRIAN RIGATTMAN	1311 S. 7th St	387-2541
Harold Anderson	1239 S. 8th St	384-2081
Di: Zaig only OK	814 BRACKEN	226-7214
Ed Sage	1280 S. 8th / 1050 Convent ^{Quint} Quint ^{Quint} 1020	753-1705
ASBON Alicea	808 PARK PASEO	384-0566
Alvin Mulestrem	1491-50 8th St	384-6333
Shelburne Spencer	1101 N. 6th St	384-8552
Dee Bowman	1248 S. 8th St.	384-1129
Margaret McKeith	1869 S. 9th St	384-1784
Nancy Thomas	809 Franklin / 1264 S. 8th	366-7011

John S. Park 2nd Community Meeting November 14, 2000 @ 6p.m.

NAME	ADDRESS	PHONE
JOSEPH A. MOSS	715 E. OKEY BLVD, LAS VEGAS, NV 89104	384-4770
PASQUALE ROSATO	714 BRACKEN AVE	474 9194
Bob Bellis	823 Park Paseo	382-3230
Cheri Cottino	1850 So. 9th St.	385-4403
GARY COSTINO	1850 So 9th St	385-4403
Therese Brygger	718 E Park Paseo	388-7425
Therese Brygger	1509 S 9th St	387-6161
Dottie White	1122 S. 6th St	—
Gayle Seabarer	545 Griffith	382-3967
KATHLENE WILCE	1304 S. 7th St	385-1602
April Glass	709 Park Paseo	656-5339
Carolyn Wheeler	1331 So. 7th	384-4792
Kent Stewart	1144 8th St	384-1882
Robertson Astor	1239 S 8 St	384 2081
Yvonne Hyman	1274 S. 9th St.	598-0159
Lisa Sprance	Same	Same

John S. Park 2nd Community Meeting November 14, 2000 @ 6p.m.

NAME	ADDRESS	PHONE
Tom Smigel	1249 So 9 th St	382 0694
Jordan Mabel DeLeon	1491 - So 8th St.	384-6353
Juanne Forsyth	925 1/2 Park Paseo	382-6179
John Paterson	701 Franklin	471-6515
John Elliott	701 Franklin	471-6515
Melanie Lynga	1280 S - Hill Place	385-5526
Jim & Connie Rowe	812 Gr. Hill Pl.	384-6137
RILEY DENISE McORWICK	1224 S. 9 th ST	279-4691
RON RIPP	823 PARK PKESD	382 3230
Linda e Angee Jackson	1229 So. 9 th St.	547-5892 Cal
Dan Starr	1312 So. 8 th St	385-3189
WATT MARRON	1240 8 th Plc	838-3628
Sandra Mike Callanna	547 Griffith Ave LV	291-7474
Lois Phillips	705 Park Paseo	386-9593
Patricia Barnes	1500 So. 6 th St.	383-8492
Annellese Fullmer	1605 So 5 th Pl.	477 0142

John S. Park 2nd Community Meeting November 14, 2000 @ 6p.m.

NAME	ADDRESS	PHONE
Tracy D'Guagliemo	1244 S 9 th St WY 89109	731-3358
Chris Guanchigiani	736 Bracken Ave 89104	366-1663
Diana Fountos	1469 S. 2 nd St.	382-7369
Barbara Gamsen	1100 S. 6 th St	222-9569

John S. Park Planning Team Meeting November 21, 2000 @ 7 p.m.

NAME	ADDRESS	PHONE
Michael Dezo (Urso)	1301 So. 7th St., L.V., NV 89104	384-4492
Elena L. Dezo	" " " "	" "
Kris Geringe	1274 So. 9th St. L.V. NV 89104	598-0159
Risa Geringe	1274 So. 9th St. L.V. NV. 89104	598-0159
Math & Sheila Harris	1479 So. 7th St. L.V., NV. 89104	474-6161
Jan Burtain	1359 S. 9th St. Douglas 89104	384-3679
Margaret Muelke	1269 S. 9th St. Reno 89104	384-1784
Bob Bellis	823 Park Paseo	382-3230
Sary Corrio	1250 So 9th St. 89104	385-4403
Tony Stewart	1144 S 6th St.	384-1582
Tom Smigol	1249 So 9th St	382-0694
N. Lee Stewart	1220 So 7th St	384-2218
Jyle Stewart	" "	" "
Bart Mann	1293 S. 9th	598-0892
Paul Stewart	1312 S. 7th	384-3373
Dan Starr	1312 S 8th	385-3189

Sack Ruvsel

dwitt

John S. Park Planning Team Meeting

December 5, 2000

NAME	ADDRESS	PHONE
Bob Bell's	823 Park Place	382-3230
Jan Burtis	1259 S. 9th	384-3479
Barbara	827 Park Place	598-0717
Barbara	1273 S. 9th	598-0892
Sandy Mann	1273 S. 9th	598-0892
Ron Kipp	823 Park Place	382-3230
Sheila Harris	1479 S. 7th St.	474-6161
Kris Shiser Grange	1274 S. 9th St.	598-0159
Richard O'Donoghue	548 GRASSY AVE	474-3015
Gary Corrado	1250 So 9th Street	385-4403
Tony Stewart	144 6th St	384-1582

John S. Park Land Use Sub-Committee Meeting

January 9, 2001

NAME	ADDRESS	PHONE
Chris Grunichigiani	706 Bracken Ave.	366-1663
Bob Bells	823 Park Pass	382-3230
Tom Stewart	1144 5th St	384-1882
Ron DeLeon	1205 Las Vegas	384-0771
Kenny Bloom	Visiting	305-528-0400

John S. Park Planning Team Meeting January 16, 2001

NAME	ADDRESS	PHONE
Mavis Johnson	1244 S. 8th St.	384-7465
Bob Bulley	823 Park Place	382-3230
Dan Brittain	1259 S. 9th	384-3679
Margaret McKeie	1269 S. 9th	384-1784
Yvonne Debbie Rose	7409 Painted Shadows Way	396-4180
Kay Stewart	1144 6th	384-1882
Jack FURSER	1312 S 9th	384-3373
JOHN ELLIOTT	701 Franklin Av.	471-6515
Kris Givange	1274 50 9th St	598-0159
Barb Murray	1273 S. 9th	598-0892
Jack & Cheri Good	1308 So 8th St - Law Center #89104	382-9638
Dan Starr	1312 S. 8th St	585-3189
Ben Contre	1047 E Octagon	477-6798
Degene Enns	"	"
Kris Guanchigliani	706 Bracken Ave	366-1663

JOHN S. PARK PLANNING TEAM MEETING
JANUARY 30, 2001 6 p.m.

1. YORGO KAGAFAS Yorgo Kaf City of Las Vegas
2. Bob Bellis Bob Bellis
3. NANCY McNEISH MASTER GARDENER
4. Jan Britain JAN BRITAIN
5. ~~Ky Stewart~~ Keny Stewart
6. Gary Cottino GARY COTTINO
7. Sandy Mann Sandy Mann
8. Bert Mann Bert Mann
9. Kuis Lisa Grange
10. Deonne Enns Deonne Enns
11. Ben Contine
12. MARY HAUSCH
13. Dan Starr
14. Kyle Heavitt

1-51

John J. J. J.

Lisa Lopez - City of LV

John S. Park Planning Team Meeting February 27, 2001

NAME	ADDRESS	PHONE
Bob Bellis	823 Park Passes	382-3230
Margaret McKie	1269 S. 9th	384- 3617 784
Paul Brittain	1259 S. 9th	384-3679
Matt Murray	1240 S. 8th Pl	838-3628
Kris & Lisa Brange	1274 S. 9th St.	598.0159
Bart & Sandy Mann	1273 S. 9th St	558-0852
Dan Stark	1312 S. 8th St	385-3189
Tom Smigel	1249 S. 9th St	382-0694
Ken Stewart	1144 5th	384- 1088 2 36
John Kellioth	701 Franklin	471-6515
DeAnn Patterson	11	11
Mary Hausck	1139 S. Fifth Pl.	386-1086
RILEY DENISE McOrwack	1224 S. 9th St.	759-0190
Jack Purseil	1312 S 7th St,	384-3373

John S. Park Neighborhood Planning Process 3rd Community Meeting

March 20, 2001 7:00 p.m.

NAME	ADDRESS	PHONE
KATHARINE MILLER	1304 S. 7th St.	385-1602
De Braune	1248 S. 8th	384-1129
NANCY McNEISH	9332 MIST FLOWER CIR.	228-3630
ROSIE VITALE	1239 S. 9th	227-9132
S. Michael Lewis	1301 So. 7th St	384-4492
Sandra Lewis		
Stanley Stege	685 Chalmers Dr 1630 no. 1880 S. 8th	733-1705
Ben Cont. No	1047 E Octo St	477-6798
DIANA FOUTOS	1469 S. 7th St.	382-7369
JACK PURSEL	1312 S 9th St	384-3373
JACK SOTFIELD	1308 S. 8th St	384-9638
Ron Kipp	823 Park Place	382-3230
Peggy & Dan Werkshaus	1111 S. 6th	386-1049
Mphlene Maxie	1200 So. 8th St	387-5477

John S. Park Neighborhood Planning Process 3rd Community Meeting
March 20, 2001 7:00 p.m.

NAME	ADDRESS	PHONE
MARTY HAUSSCHL	1139 S. FIFTH PL.	386-1096
KARY STEWART	1144 5 TH ST	384-1882
RUB SPARRARO	1239 So 8 ST	384 2081
TOM SMIGEL	1249 So 9 TH ST	382-0694
SARNA KLOPPMAN	720 Park Passer	474 7207
C. DEE HEWITT	1226 507 th	384-2218
DAN SHARR	1312 S. 8 TH ST	385-3189
KRISTINA GRANGE	1274 S. 9 TH ST.	598-0159
BOB BELLIS	823 Park Passer	382-3230
ANN AY	827 Park Passer	598-0717
JAN DUTTAID	1259 S. 9 th	384-3679
MARGARET MUEHLER	1269 S. 9 th	384-1784

John S. Park Planning Team Meeting June 26, 2001

NAME	ADDRESS	PHONE
Ann Ann	827 Park Paseo	598-0717
Margaret McChie	1869 So 9th St	384-1784
Jean Buttrick	1859 S. 9th St.	384-3679
Gayle Gehrber	545 Griffith	382-3967
Dan Starr	1312 S. 8th St	385-3189
Tom Smigel	1249 So 9th St	382-0694
Kris Grause	1274 S 9th St	598-0159
Gary Corvaid	1250 So 9th St.	385-4403
Bob Bellis	823 Park Paseo	382-3230
Keny Stewart	1444 5th	384-1882
Mary Hruska	1138 S. Fifth Pl	385-1096
Verna Patterson	701 Frankline	471-6515
John Bellio	701 Frankline	471-6515
ADA ZAGERTZ rep. Terry	816 BRACKEN	384 3280
Dianne Forsyth	925 1/2 Park Paseo	382-2129
Bart's Savory Moun	1773 S. 9th	598-0892

John S. Park 3rd Community Meeting

August 16, 2001

NAME	ADDRESS	PHONE
Margaret McGhie	1869 So. 9 th St	384-1784
John Brattin	1859 S 9 th St	384-3679
John Brattin	701 Franklin Av	471-6515
Ann Au	837 Park Paseo	598-0717
Tom Smigel	1249 So 9 th St	382-0694
Bill Bellis	823 Park Paseo	524-9005
Chris Guinchiglian	206 Bracken	366-1663
MARY HAUSZLI	1139 S. 5 th Pl.	386-1096
Lydia & Lucie Faust	1220 So. 7 th St.	384-2218
Jeanne Forsyth	925 1/2 Park Paseo	382-6179
Margerie Parley	1028 Francis Ave	384-7705
BART Wynn	1272 S. 5 th	558-0892
Ada ZAGORSKY rep. Detemny	816 BRACKEN AVE	384-3280
Willa Deuchert	1418 So. 7 th St.	384-1594
Frederick Thiede	1491 - So 8 th St	384-6333
Paul & Maura	1501 So 8 th St	385-7786

John S. Park 3rd Community Meeting

August 16, 2001

NAME	ADDRESS	PHONE
Keny Stewart	1144 6 th ST	384-1882
Sandy Mann	1273 S 9 th	588-0892
Sue Ann Porter	819 PARK Paseo	384-4883
Marie Horsley-Johnson	1244 So. 8 th Place	384-7469
Debbie & Raymond	1101 S 9th St	384-8552
CECILE ANDERSON	1009 Shawnee	474 6870
Karen Velikovic	807 E. Oakey Blvd	385 4219
Howard & Joyce	1021 E. Oakey Blvd	384-1762
Janet & Jim	548 BARKER WAY	869-4824
ROSSIE GERRISONI	1420 S 8 th	792-6145
Carol Bryant	3540 S Maryland Hwy # 150	699-0088
Joel Weaver	1100 5 th PL LV.	388 9710.
Phony McLeahay	1269 S. 8 th ST.	388-7065
Peggy Websterbaugh	1111 S. 6 th St.	386-1049
Debbie Walker	1122 S 6 th ST	598-3752
Debbie Arington	City Council	6405

Meeting Notices

Neighborhood Meeting

Please join your neighbors to discuss issues and identify problems in and around the neighborhood.

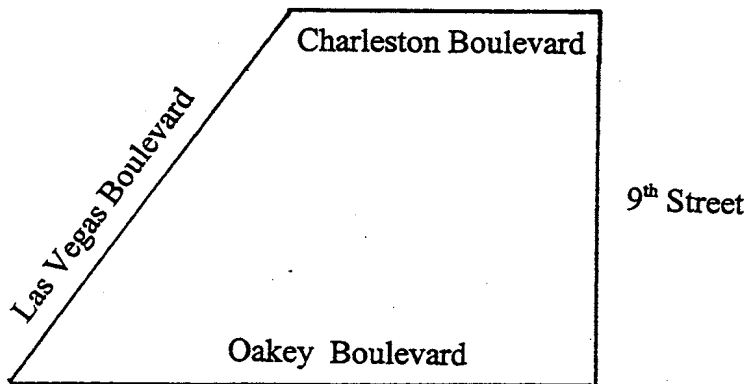
WHEN: March 14th @ 7:00 p.m.

WHERE: John S. Park Elementary School
(Corner of Franklin & 10th Street)

- Items to be discussed:
- a. A new name for the neighborhood Association
 - b. Spring Clean-up (set date, time, etc...)
 - c. Cut-through traffic (6th Street)
 - d. Status and future of Mary Dutton Park
 - e. Neighborhood Partners Fund Grant
 - f. New Streets & Curbs
 - g. Forming Active Block watch's
 - h. Starting the process for Historic Designation
 - i. Property Maintenance Issues
 - j. Helicopter noise/low flights
 - k. Other items...

Meet our new City of Las Vegas Neighborhood Planner, Yorgo Kagafas, from the Neighborhood Services Department.

Neighborhood Boundaries:



For more information call Bob Bellis @ 382-3230.

Reunión del Vecindario John S. Park

Acompañen a sus vecinos para platicar sobre temas de interés y sobre problemas que existen en nuestro vecindario.

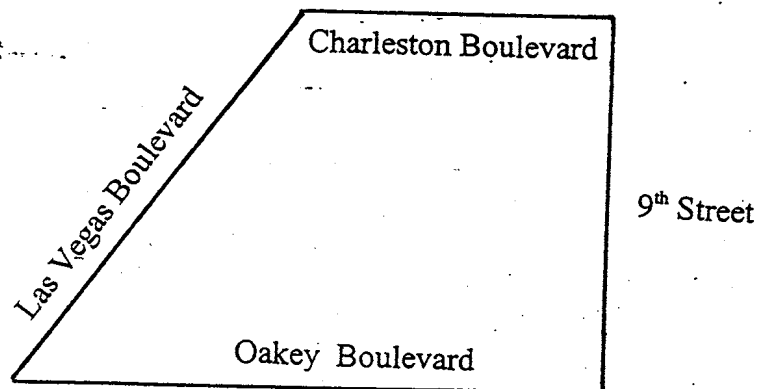
CUANDO: el 14 de marzo a las 7:00 p.m.

DONDE: Escuela primaria John S. Park
(Esquina de Franklin & la calle 10)

- Temas de discusión:**
- a. Un nuevo nombre para la asociación del vecindario.
 - c. Limpieza del vecindario (organizar la fecha, etc).
 - d. Tránsito que existe en la calle 6.
 - e. Información sobre el parque Mary Dutton.
 - f. El programa de la Ciudad de Las Vegas que ofrece fondos para mejorar a los vecindarios.
 - g. Nuevas calles
 - h. Cómo establecer un programa de seguridad para el vecindario
 - i. Cómo proteger nuestro vecindario a través del proceso de designación histórica de Nevada.
 - j. Mantenimiento de las viviendas en el vecindario
 - k. Ruido de helicópteros/naves aéreas que vuelan bajo.
 - l. Otros temas.

Conozcan a Yorgo Kagafas, representante del Departamento de Servicios a los Vecindarios.

Los límites del vecindario:.....



Para más información, llamen a Bob Bellis @ 382-3230.

John S. Park Neighborhood Planning Team

Land Use Sub-Committee Meeting

WHEN: January 9, 2001

Where: John S. Park School (Multi-purpose room)

Time: 6 p.m.

Items to be discussed:

- **Limiting Commercial Expansion into the surrounding residential neighborhood**
- **Discuss possible building height limits**
- **Discuss future parking needs/requirements**

The John S. Park Neighborhood has initiated the City of Las Vegas Neighborhood Planning Process. This enables residents and property owners to create a neighborhood plan that will guide future development in the neighborhood. This is a very important process and could have an impact on your business. It is important that you participate in the process in order for your views to be considered before the plan is completed and submitted to the City for official approval.

For additional information please contact:

Bob Bellis, John S. Park Neighborhood President, 382-3230

Keny Stewart, John S. Park Land Use Sub-committee Chairman, 384-1882

Yorgo Kagafas, City of Las Vegas Neighborhood Planner, 229-4607

John S. Park Historic Committee Meeting

When: Thursday, July 6th
Where: John S. Park Elementary School
Time: 7:00 p.m.

This notice has been mailed to the 18 households that volunteered to be on an exploratory committee to find out if the John S. Park neighborhood could be designated as a historic district by the City of Las Vegas. This is a voluntary effort that will be totally driven by the property owners within the neighborhood. City Staff will be on hand as an advisory tool if needed.

Frank Fiore is a senior planner with the City of Las Vegas' Comprehensive Planning Division who handles all historic district and property inquires for the City. He will be present at the meeting to go over the process that will need to be followed in order for the neighborhood to obtain historic district status.

A chairperson will be elected at this meeting so please plan on attending. Attached is a list of your neighbors who have volunteered to be on this committee. If you know of others who are interested, please invite them to attend this meeting.

If you have any questions regarding this meeting you can contact Bob Bellis, president of the John S. Park Neighborhood Association at 382-3230, or Yorgo Kagafas, Neighborhood Planner for the area at 229-4607.

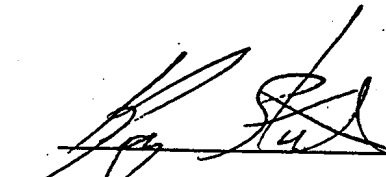


Commercial Business Notification Documentation

The following business were notified of the John S. Park Planning Team's Land Use Sub-Committee meeting of January 9, 2000 as follows:

<u>Address</u>	<u>Business</u>	<u>Person Contacted</u>	<u>Date/Time</u>
600 Charleston	Nevada Bar Ass.	Esmeralda Castaneda	12/6 1:35
632 Charleston	Masonic Temple	Mike Urso	12/6 1:40
701 Charleston	Mailed to Fred Cope 3915 Patrick Ln, LV 89120		12/13/00
800 Charleston	Harmon Ins.	Norma Harman	12/6 1:53
810 Charleston	Deaver & Assoc.	Edjar Stubs	12/6 1:59
818 Charleston	Law Offices	Anna Ortega	12/6 2:00
1205 LVB	Viva LV Weddings	Ron Decar	12/6 2:30
1213 LVB	Thunder Inn	Sue O'Brian	12/6 2:45
1215 LVB	ThunderBird Hotel	Forrest Rodems	12/6 2:47
1299/1301 LVB	We've Only Just Begun	Billy Kelly	12/6 2:50
1401 LVB	Howard Johnsons	Chris Mova	12/6 2:55
1411 LVB	Del Mar Motel	Mike Butler	12/6 3:05
1431 LVB	Chapel of Love	Sandy Salonek	12/6 3:09
1507 LVB	Boston Pizza	Torry McDaniel	12/6 3:15
1615 LVB	All Star Donuts		12/6 3:20
515 Oakey	Mighty Mart	Dan Morean	12/6 3:30
523 Oakey	Dr. Carpi	Claudia Vasquez	12/6 3:31
505 Oakey	Luv It	Karen Tiedemann	12/6 3:35
518 Park Paseo	Refinery	Dorothy State	12/6 3:45

Witnessed by:


 Keny Stewart


 Yorgo Kagafas

Addresses sent Certified Notices:

550, 700, 820-900 Charleston
 1133, 1147, 1201, 1531 Las Vegas Blvd.

John S. Park Planning Team Community Neighborhood Meeting



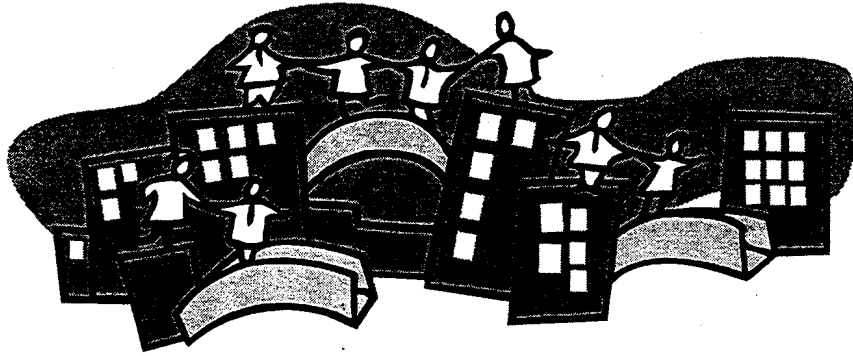
WHEN: March 20, 2001

WHERE: John S. Park School

TIME: 7 p.m.

The John S. Park Planning Team would like to invite all residents and property owners to participate in selecting a redevelopment plan for Mary Dutton Park located at the corner of 8th Street and Charleston Boulevard. UNLV Master Gardener, Nancy McNeish, who will be present to answer questions, has created two proposals. The community will vote on which of the two proposals they favor. The City has set aside over \$25,000 for this project.

In addition, a brief update will be provided on the Planning Team's progress on developing a Neighborhood Plan for the area. This is another opportunity for you to voice your concerns and be assured that they are addressed during the planning process.



Please mark your calendars for this special meeting. If you have any questions regarding this meeting, contact:

**Bob Bellis, Neighborhood President, 382-3230 or
Yorgo Kagafas, Neighborhood Planner, 229-4607**

John S. Park Planning Team Community Neighborhood Meeting

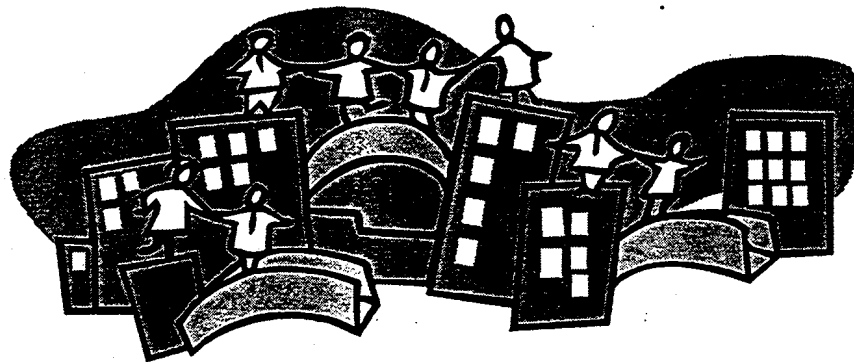


WHEN: August 16, 2001

WHERE: John S. Park School
(Multi-purpose room)

TIME: 7 p.m.

The John S. Park Planning Team would like to invite all residents and property owners to participate in reviewing the draft Neighborhood Plan and voting to submit the draft to the City for approval.



Please mark your calendars for this special meeting. If you have any questions regarding this meeting, contact:

**Bob Bellis, Neighborhood President, 382-3230 or
Yorgo Kagafas, Neighborhood Planner, 229-4607**

Reunión Vecinal de la Comunidad del Equipo de Planeación John S. Park

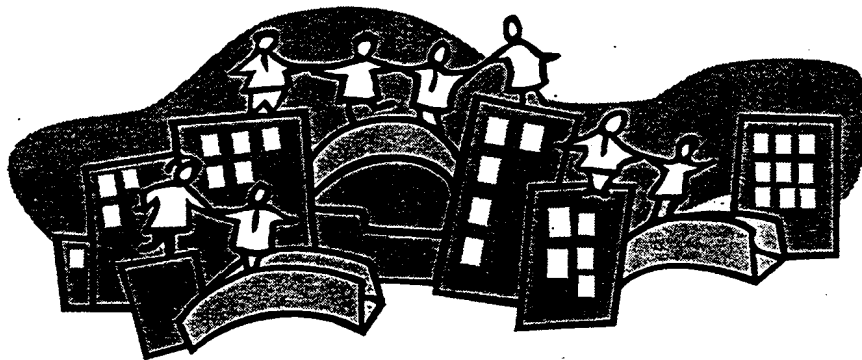


CUANDO: El 16 de Agosto del 2001

DONDE: En la Escuela John S. Park
(Salón de usos múltiples)

HORA: 7 p.m.

El Equipo de Planeación John S. Park invita a todos los propietarios y residentes a participar en una revisión del borrador del Plan del Vecindario y a votar para llevarlo a la Ciudad a buscar su aprobación.



Por favor marque en su calendario esta reunión especial. Si Ud. Tiene cualquier duda o pregunta respecto a esta reunión llame a:

**Bob Bellis, Presidente del Vecindario al 382-3230 o
al Planificador del Vecindario, Yorgo Kagafas al 229-4607**

Meeting Summaries

**John S. Park
Planning Team Meeting**

**August 31, 2000
7:00 p.m.**

**John S. Park Elementary School
913 Franklin
Library**

Attendance:

Planning Team Members

Margaret McGhie	Tom Smigel
Jan Britain	Bob Bellis
Laurie Bisch	Kris & Lisa Grange
Ken Stewart	Ryan Dwyer
Matt Marlow	Bart Mann
Mary Hausch	Ada Iagortz
Tracy D'Gugliemo	Chris Giunchigliani

Staff

Yorgo Kagafas, NSD
Alma Estrada, NSD
Frank Fiori, DSC

Guests

Councilman Gary Reese
Ben Shaffer

Bob Bellis, Chairperson, opened the meeting at 7:08 p.m. and introduced Councilman Gary Reese. Councilman Reese addressed the team and gave his support to both the Planning Team and the Neighborhood Planning Process. He said that he is always available to the Team, as needed.

Ben Shaffer, Planning Team Member of the DCDC, then gave a brief overview of the DCDC's recently completed Downtown Neighborhood 2000 Plan. He told the Team that the Neighborhood Planning Process is a worthwhile endeavor and to keep focused until it was completed.

Yorgo then passed out the Planning Notebooks. A review of the Notebooks followed.

Three sub-committees were formed, the Historic, Land Use, and Park. Bob Bellis volunteered to be the Chairperson of the Historic and Park Committees, while Ken Stewart volunteered to Chair the Land Use Committee.

Assignments were given to each of the Committees to complete by the next meeting.

A six-month timeline was agreed too. All meeting dates will be on Tuesday evenings at 7 p.m. and held at the School.

The next meeting date is October 3rd.

Meeting adjourned at 8:22 p.m.

**John S. Park
Planning Team Meeting**

**October 3, 2000
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain
Ken Stewart

Bob Bellis
Mary Hausch

Staff

Yorgo Kagafas, NSD

Bob Bellis, Chairperson, opened the meeting at 7:05 p.m. and stated that most Team Members are probably home watching the Presidential Debates.

Yorgo passed out inserts for the workbook. Team Members then voted to approve the August 30th Meeting Minutes.

Keny turned in the Land Use Committee's inventory of the commercial properties in the neighborhood. Yorgo will map the information and provide it to the team at a later date.

Bob turned in the Historic District Committee's petition to date of the property owners who favor pursuing the status. Roughly 40% of owners have agreed to date.

No data was turned in by the Park Committee. However, Yorgo indicated that the City has \$25,000 set aside for Dutton Park and is waiting for residents input before spending the monies. The next meeting will detail how this money should be best utilized to achieve the neighborhoods goals for the park.

The next meeting date is October 17th.

Meeting adjourned at 8:00 p.m.

**John S. Park
Planning Team Meeting**

**October 17, 2000
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain
Ken Stewart
Tom Smigel
John Elliott

Bob Bellis
Mary Hausch
Margaret McGhie
Chris Giunchigliani

Staff

Yorgo Kagafas, NSD

Guests

Ron Sage
Thelma Veront

Bob Bellis opened the meeting at 7:04 p.m. Everyone introduced them selves and the meeting began. The October 3rd Meeting Summary was reviewed and approved by the Team.

A map of the property owners who have agreed to pursue historic district status was passed out. It shows that 40% of property owners have showed support to date. Chris said that she would seek more support while she was out campaigning. It was stressed that the need to start collecting oral history from older residents should begin sooner rather than later.

The Mary Dutton Park sub-committee agreed to meet and produce a proposal for the park within two weeks. Discussion focused on removing the fence and enhancing the desert landscaping and having a monument sign for the neighborhood. Also voiced was the possibility of having some public art displaced at the park. Yorgo indicated that the committee needed to work quickly as the City has allocated \$25,000.00 for improving this park.

The Land Use committee discussion focused on the efforts of the Olympic Gardens expansion efforts. No one present was in favor of this. The Team agreed to work aggressively to prevent the commercial expansion into the residential neighborhood. Yorgo stated that the case will be heard

by the Planning Commission on December 7, 2000. He also said that he informed the applicant that he would have to address the John S. Park Neighborhood Association and would do so at the Community Meeting set for November 14, 2000. Chris stated that she would like the Land Use committee to insert language in the plan that would address the increasing number of half way houses in the neighborhood.

The Planning Team reviewed the issues that the plan will address. All agreed that the Plan will focus on the following four issues:

1. Obtaining Historic District Status;
2. Preventing commercial encroachment into residential areas;
3. Enhance Mary Dutton Park; and
4. Property maintenance Compliance

The Team agreed that noise pollution was an important issue but could not be addressed under the neighborhood planning process.

There was some discussion about encouraging Planning Team members to attend all the meetings and seeking out additional residents and business owners to join the team.

The next meeting is the second Community Meeting and will be held on Tuesday, November 14, 2000 @ 7 p.m.

Meeting adjourned at 8:00 p.m.

**John S. Park 2nd Community Meeting
November 14, 2000**

Advertisement: All property owners and tenants were mailed notices on November 2nd of the meeting. Flyers were distributed by a resident to all houses on November 12th and 13th.

Attendance: Over 65 people attended as well as Councilman Reese.

Summary:

Bob Bellis, President, opened the meeting at 6:10 by welcoming everyone and introducing Councilman Reese and Yorgo Kagafas, Neighborhood Planner, who facilitated the meeting.

Yorgo explained the Neighborhood Planning Process requirements and up-dated the residents on the John S. Park's process to date. There were no questions or comments at this time.

Bob Bellis gave a presentation as Chairman of the Historic Sub-committee. He clarified the boundaries of the proposed district and gave an overview of the minimum requirements needed to be included in the area. There were comments and questions regarding who is involved on this sub-committee, specifically if you had to be a property owner. The answer was no, you don't have to be a property owner to be on the sub-committee but the ultimate decision to become a historic district will rest with the owners of the properties with the proposed district.

There were also questions as to what a historic district would mean. Yorgo stated that at the next community meeting, a complete educational briefing would be made, but that the issue at tonight's meeting was very simple. Is the quest for historic district status an issue for the community?

Bob then made a presentation on Mary Dutton Park, as Chairman of that Sub-committee. He stated that sub-committee members set out the following goals regarding the park:

1. Keep the homeless from using it as a camp site;
2. Enhance the desert landscaping;
3. Install a welcome monument sign to the neighborhood;
4. Remove the chain link fence; and
5. Install a plaque honoring Mary Dutton.

He also informed the audience that Councilman Reese had indicated to him that the City has allocated \$25,000 for the improvement of the park and that these funds would be used as the residents saw fit regarding enhancements to the park.

There was intense discussion regarding the type of landscaping, removing the fence and removing non-desert plants and trees that are currently there. As a result, 17 residents volunteered to join the Mary Dutton Park sub-committee and come up with at least three options for enhancing the park by the next community meeting.

Keny Stewart, Chairman of the Land Use Sub-committee, then made a presentation. He outlined the goals of his committee. These goals were as follows:

1. Prevent commercial encroachment into the neighborhood;
2. Prevent the addition or expansion of adult businesses;
3. Identify businesses that residents would like to see (Coffee houses, cafes); and
4. Address the illegal conversion of single family residents into apartments, group homes, etc....

There was great concern and discussion about the proposed Olympic Gardens expansion. All present were opposed to this and were unaware that the request was made to the city. Keny and Bob encouraged residents to attend the December 7th Planning Commission hearing to voice their opposition.

Bob then presented the general conditions of the neighborhood based on a survey that was conducted on every property in the neighborhood. He went over the data as shown on maps that were displayed.

Yorgo stated that as a neighborhood planner, he thought that the neighborhood was in good condition. The most telling problem that the data showed was the prevalence of inoperative/non-registered vehicles visible from the street.

All agreed that property maintenance must be addressed in order to better the area.

A vote was then taken to validate the issues that are going to be addressed in the Neighborhood Plan. The issues that were approved were as follows:

1. Historic District Designation;
2. Enhancement of Mary Dutton Park;
3. Land Use concerns;
4. Property Maintenance; and
5. Traffic (vehicular and air)

The meeting was adjourned at 7:50 p.m.

Next Planning Team Meeting is scheduled for next Tuesday, November 21, 2000 at 7 p.m.

**John S. Park
Planning Team Meeting**

**November 21, 2000
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Mary Hausch
Tom Smigel	Margaret McGhie
Chris Giunchigliani	Dan Starr
Jack Pursel	Bart Mann
Lyle & Dee Leavitt	Gary Cottino
Matt & Sheila Harris	Kris & Lisa Grange
Michael & Edna Urso	

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

Yorgo began the meeting at 7:05. The summaries for the Planning Team meeting on October 17th and the November 14th Community Meeting were reviewed and approved.

Several items were passed out to put in the workbooks. Items included a Land Use Map, Property Maintenance Maps, new contents page, agenda and summaries as well as updated Planning Team members list.

The Park Committee agreed to hold a sub-committee meeting at 6 p.m. on December 5th, an hour before the regular Planning Team meeting. All Park committee members were encouraged to bring ideas and photos to this meeting in order to develop at least two more choices for residents to consider for rehabbing the park. Yorgo agreed to send out a notice to all Park committee members reminding them of this meeting.

A call went out asking for a volunteer to be chairperson of this committee since Bob was chair of two committees. No one volunteered. It was agreed that this would be discussed at the Dec. 5th meeting.

The Historic Committee members agreed to expedite the oral research of the area. Yorgo agreed to provide the team with tapes and batteries to record this history. Yorgo stated that photos of all the properties should be taken and agreed to organize this with Bob Bellis, the chair of the committee.

The Land Use Committee did an excellent job collecting up-to-date information on the commercial properties in the neighborhood. Keny Stewart, the Chairman, will be organizing a sub-committee meeting in the near future and will go door-to-door with Yorgo inviting all business owners to attend. This will be documented for the record. A suggestion was made to send return receipt requested invitations to the owners of the adult businesses. This would show that the community went above and beyond what would normally be expected to be inclusive in this process. Several members volunteered to pay for this mailing.

There was much discussion on Olympic Garden's request to expand onto Rexford and tear down the three homes they have purchased. Members agreed to go door-to-door with flyers encouraging everyone to come to the Dec. 7th Planning Commission meeting to protest this request.

The issues that need to be addressed in the plan that were confirmed at the 2nd Community Meeting were reviewed. A Traffic Committee was formed to address traffic in the neighborhood as directed by the community. Four people volunteered for this sub-committee. It was agreed that several more people would work on this committee once the Park Committee work was completed.

Yorgo encouraged everyone to think of a vision statement for the plan and bring ideas to the next meeting. All ideas will then be consolidated into a few for the community to vote on at the next community meeting.

The next meeting will be held on Tuesday, December 5, 2000 @ 7 p.m.

Meeting adjourned at 8:17 p.m.

**John S. Park
Planning Team Meeting**

**December 5, 2000
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Ann Au
Bart & Sandy Mann	Margaret McGhie
Jack Pursel	Gary Cottino
Sheila Harris	Kris & Lisa Grange
Ron Ripp	Richard Smith

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

Yorgo began the meeting at 7:05. The summary for the Planning Team meeting on November 21st Community Meeting were reviewed, modified to reflect that Gary Cottino would research and present the Planning Team with several possible Vision statements for the Plan and then approved as modified.

Several items were passed out to put in the workbooks. Items included the Sept/Oct issue of Block By Block, agenda and summaries as well as updated Planning Team members list and the Traffic Committee members list.

The Park Committee met prior to the Planning Team meeting and agreed to request the UNLV Cooperative Extension Office to assist with the design of Mary Dutton Park. The sub-committee agreed to basic items the park should have. These included:

- A sidewalk along 8th Street
- Remove Chain link fence
- Install a modified barrier of some form
- A monument sign welcoming people to the neighborhood

- A plaque to Mary Dutton
- Some type of public art
- No furniture or items to sit or lay down on
- No water features
- Vegetation that people can't hide behind
- Elevation changes to break up the flatness of the park.

The elm tree was discussed again. Yorgo was asked to have the City do an assessment as to the health of the tree. The general feeling was that the tree should stay unless it is found to be unhealthy.

These were just some of the main guidelines that were agreed upon to give to the UNLV folks to start their work. The committee will meet again once the UNLV team has done their work.

The Historic Committee had no new items to report. Yorgo explained the areas of responsibility regarding the Neighborhood Planning Process and the Historic Designation Process. Yorgo is responsible for the Neighborhood Planning Process and the Planning Department is responsible for the Historic Designation Process. Yorgo encouraged the Team to contact the Planning Department for guidance on that process.

The Land Use Committee is going to go door-to-door and invite each of the commercial/business owners to become involved in the Land Use Committee. Yorgo will document that each property was notified and invited to participate. This will take place on December 6th in the afternoon.

Discuss also centered about the height of any new buildings and how the area was rip for re-development.

There was much discussion again on Olympic Garden's request to expand onto Rexford and tear down the three homes they have purchased. Bob Bellis prepared a flyer and passed them out to part of the neighborhood. Members agreed to go door-to-door with additional flyers encouraging everyone to come to the Dec. 7th Planning Commission meeting to protest this request.

The Traffic Committee has not met yet. There was some discussion as to the various traffic mediation measures that are available besides speed humps.

Gary Cottino agreed to provide the Planning Team with up to five different Vision Statements to consider for the Plan.

Yorgo mentioned that the Planning Team was starting to fall behind on the Timeline and stressed the need for Team members to get the work down as quickly as possible. There was no need to adjust the timeline at this point but the Team may have to consider doing this in the near future.

The next meeting will be held on Tuesday, January 16th, 2000 @ 7 p.m.

Meeting adjourned at 7:50 p.m.

**John S. Park
Planning Team Meeting**

**January 16, 2001
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Marie Johnson
Bart Mann	Margaret McGhie
Jack Pursel	Jack Schofield
John Elliot	Kris Grange
Chris Giunchigliani	Dan Starr

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD
Patrick Murphy, NSD

Guests

Ben Contine
Deonne Enns
Allan & Debbie Rose

The meeting began at 7:10. Prior to the start of the meeting, Allan & Debbie Rose, representing the owners of the Olympic Gardens, informed Bob Bellis that they have requested that their General Plan and Zoning requests be withdrawn from City Council Agenda for 1-17-01. Bob confirmed this via a phone call to Councilman Reese and informed the group.

The summary of the Planning Team meeting on December 5th were reviewed and approved as presented.

The Park sub-committee did not meet since the last meeting. Nancy McNeish is working on two different options for the park and will have them by the next Planning Team meeting for consideration.

The Historic Committee had no new items to report. The Chair, Bob Bellis will be holding a strategy meeting with the sub-committee soon.

The Land Use Committee met on January 9th. Only one business owner attended the meeting. Ron Decan, owner of the Viva Las Vegas Hotel and Wedding Chapel, was very impressed with the neighborhood and wants to be an active member. He expressed his desire to expand his parking into a neighboring commercial property that he his currently leasing.

Keny & Yorgo walked the business district of the neighborhood and invited all to attend the meeting. Those businesses where no one was present were sent registered mail invitations to ensure all were notified. Documentation of this was passed out.

There was discussion regarding adopting a height limit to commercial businesses within the neighborhood. After much debate a vote was taken and it was agreed that the plan will include language limiting the building height to six stories. Yorgo and Keny will work on the language as it was expressed that some “stepping” back should be required.

The Traffic Committee has not met yet. Once the Park and Historic Committees finish up their parts, members will work on the traffic part.

Although Gary Cottino was not present, he did forward four examples of vision statements that he agreed to do at the December 5th meeting. The Team reviewed them and then Yorgo presented a condensed version that the Team voted to adopt. The vision statement adopted was as follows:

The John S. Park Neighborhood is a quiet, friendly, diverse, historic neighborhood located in the heart of Las Vegas. It is a caring community that embraces and celebrates diversity and takes pride in its' historic character and wishes to preserve this heritage.

By maintaining the single-family residential and small business nature of the neighborhood, it will enhance the redevelopment efforts of the adjoining downtown core. This in turn will foster new business opportunities and attract new families to this charming, tree-shaded neighborhood. Existing businesses will be enhanced, property values will rise and more properties will become owner-occupied.

Yorgo mentioned that the Planning Team was starting to fall behind on the Timeline and stressed the need for Team members to consider meeting again on the 30th. The Team agreed.

The next meeting will be held on Tuesday, January 30th, 2001 @ 6 p.m.

Meeting adjourned at 8:10 p.m.

**John S. Park
Planning Team Meeting**

**January 30, 2001
6:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Gary Cottino
Bart & Sandy Mann	Mary Hausch
Jack Pursel	Dan Starr
Lyle & Dee Leavitt	Kris & Lisa Grange

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

Guests

Ben Contine
Deonne Enns
Nancy McNeish

The meeting began at 6:05.

The summary of the Planning Team meeting on January 16th was reviewed and approved as presented.

Nancy McNeish, Master Gardener with the UNLV Cooperative Extension Office presented two proposals for the redevelopment of Mary Dutton Park. The first proposal titled, Bold featured broad sweeping bands of color and plants accented at the corner with a raised platform with three large date palms and a site for a sculpture or historic feature. This concept is similar to the Gateway Park at LVB and Fourth Streets. The low wall forming the platform would provide space for signage into the neighborhood. The entire park would have masses of colorful, spiky plants accented by several different colors of decorative small granite.

The second proposal titled, Soft also featured a raised platform near the corner with three date palms. However, this proposal had small, colorful desert plants massed near the perimeter of the park and spare plantings on the interior of the park. Several large boulders would dominate the center. Both proposals indicated that the large elm tree would remain.

The proposals were well received. Several Team members felt that an old wagon should be part of the park as a reminder of the days when the Dutton Ranch was in operation. The wagon would represent the vegetables that were grown at the ranch and sold off a horse-drawn wagon throughout the City.

The Historic Committee had no new items to report. Yorgo passed out copies of the Nevada State Historic Preservation Office Historic Resources Inventory Form. He explained that each property within the proposed historic district would have to have a form completed. He also mentioned that the Historic Preservation Commission was working with the State to secure funds to assist with this project. Yorgo also announced that Bob Bellis had been recommended by the Historic Preservation Commission to become a Commission member. The recommendation was forwarded to the City Clerks office and will be considered at the second City Council meeting in February.

The Traffic Committee has not met. Once the Park and Historic Committees finish up their work, members will work on the traffic part.

Jan Britain brought the Team several newspaper articles and a copy of a 1954 phone book of the neighborhood she received at the Nevada State Historical Museum. Yorgo will make copies of the material and distribute them at the next meeting.

Members of the Historic Sub-committee agreed to meet on Thursday February 15th @ 6:30 p.m. Frank Fiori of the Planning Department will make a presentation on what needs to be completed to advance the historic district in the process.

The next meeting will be held on Tuesday, February 27th, 2001 @ 7 p.m.

Meeting adjourned at 6:50 p.m.

**John S. Park
Planning Team Meeting**

**February 27, 2001
7:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain
Ken Stewart
Bart & Sandy Mann
Jack Pursel
Kris & Lisa Grange
Tom Smigel
Veann Paherson

Bob Bellis
Margaret McGhie
Mary Hausch
Dan Starr
Matt Marlow
John Elliott
Riley & Denise McCormack

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

The meeting began at 7:05.

The summary of the Planning Team meeting on January 30th was reviewed and approved as presented.

Bob Bellis provided an update on the work that the Historic sub-committee has been doing. The committee met on February 8th and decided to highlight 7 homes, one from each street in the proposed historic district, for the Neighborhood Plan. The homes are as follows:

1139 S. 5 th Place	1144 S. 6 th Street	1206 S. 7 th Street
1226 S. 8 th Street	1269 S. 9 th Street	S. 8 th Place
818 Park Paseo		

Frank Fiori, of the Planning Department, explained in detail all the information that is required to be collected on each property. It was further explained that only the above seven homes will be in the Neighborhood Plan, but that each of the 134 properties in the proposed historic district will have to have research completed for the historic designation process.

Yorgo went over the remaining timeline of the planning process. There will be a Planning Team meeting at 6 p.m. on March 20th, followed by a Community Meeting at 7 p.m. the same night. The main purpose of the community meeting is for the community to choose one of the proposed landscape plans prepared by Nancy McNeish, Master Gardener with the UNLV Cooperative Extension Office.

There will also be a Planning Team Meeting in April, date to be announced, as well as one final Community Meeting for the purpose of voting on the draft Neighborhood Plan before it is submitted to the City for official recognition.

Yorgo reviewed the proposed format of the Plan with the Planning Team. He explained that he is going to format the plan to be very similar to the Downtown Neighborhood 2000 Plan. The Team concurred. The format would closely resemble the following:

- Acknowledgement Page
- Table of Contents
- Vision Statement
- Neighborhood Plan's purpose
- Neighborhood background
- Neighborhood Conditions
- Goals
- Historic Section
- Land Use Section
- Mary Dutton Park Section
- Recommendations
- Action Plan
- Appendix

Several Planning Team Members suggested that photographs would be helpful in illustrating the Park proposals at the March 20th Community Meeting. Yorgo agreed to meet with Nancy to prepare this presentation.

The next meeting will be held on Tuesday, March 20th, 2001 @ 6 p.m. and will be followed by a Community Meeting starting @ 7p.m.

Meeting adjourned at 7:55 p.m.

**John S. Park 3rd Planning Process Community Meeting
March 20, 2001**

Advertisement: All property owners and tenants were mailed notices on March 13th.

Attendance: 35 residents attended this meeting.

Summary:

The meeting began at 7:10 p.m.

Yorgo explained the Neighborhood Planning Process requirements and up-dated the residents on the John S. Park's process to date. There were no questions or comments at this time.

Nancy McNeish, Master Gardener with UNLV's Cooperative Extension Office was introduced. Nancy gave a presentation on the two redevelopment designs she created for Mary Dutton Park. The first design was titled, The Soft Design and featured flowering desert plants. The second was titled, The Bold Design and featured thorny desert plants. Residents questioned Nancy on the differences of the designs. Several residents stated that they liked the Bold design as it looked less inviting for homeless people.

Yorgo asked the residents if they felt they were prepared to vote on a design. Residents indicated that they were prepared to vote. 19 residents voted in favor of the Bold design, with 9 residents voting for the Soft design. After the vote, Yorgo asked those that had voted for the Soft design if they could live with it. All were content and there was no opposition voiced to the Bold design being adopted by the community.

Residents were asked to participate in a brainstorming exercise. They were asked, "What retail and entertainment businesses would you like to be able to walk to from your home"? The responses were as follows:

Coffee Shop	Library or bookstore	Alternative Energy store
Barber Shop	Bakery	Travel Agency
Fast Food	Deli	Video Store
Hardware Store	Ethnic Restaurants	Medical Offices

These are the type of businesses that the residents want the City to attract to Las Vegas and Charleston Boulevards.

The meeting adjourned at 8:05 p.m.

**John S. Park
Planning Team Meeting**

**March 20, 2001
6:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain
Ken Stewart
Bart Mann
Dan Starr
Tom Smigel
Ann Au
Bud Spataro

Bob Bellis
Margaret McGhie
Mary Hausch
Kris & Lisa Grange
John Terry
Dee Leavitt

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

The meeting began at 6:10.

The summary of the Planning Team meeting on February 27th was reviewed and approved as presented.

Yorgo stressed the need for the Historic Sub-committee to complete their work so the plan can move forward. Bob indicated that work was continuing and would be complete within two weeks.

The Team reviewed the agenda for the Community meeting that followed this meeting. No one expected any major issues to arise and all felt confident that the community would chose one of the two plans for Mary Dutton Park that Nancy McNeish designed.

A quick review of the draft plan to date followed. Yorgo went over the format and the completed parts of the plan. The Team agreed that it was in the format and style that they had approved.

Once the historic sub-committee completes their work, Yorgo will include them in the plan. Once copies of the draft are made, copies will be sent to all the Planning Team members for their review. A planning meeting

will follow a week after the mailing of the draft plan. Once the Team has approved the draft, it will be submitted to the City Departments for their informal review for 30 days. A final Community meeting will follow. It is hoped that the community meeting will take place in early to mid May.

Meeting adjourned at 6:40 p.m.

**John S. Park
Planning Team Meeting**

**June 26, 2001
6:30 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Margaret McGhie
Bart & Sandy Mann	Mary Hausch
Dan Starr	Kris Grange
Tom Smigel	John Terry
Ann Au	Joanne Forsyth
Gayle Schrerbert	Gary Cottino
VeAnn Patterson	John Elliott

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD

The meeting began at 6:35.

Yorgo began the meeting by explaining how the draft plan would be reviewed. The Team would go over each page and take everyone's comments per page. The Team agreed to this approach.

Bob Bellis then announced that the Neighborhood Association received a \$3,500 Neighborhood Partnership Grant for a sign at Mary Dutton Park. He also announced that the Historic Preservation Commission has received \$10,000 from the State to hire a professional to do the research on homes in the proposed John S. Park Historic District.

A review of the draft plan took place. Aside from minor grammar and format suggestions, there were only two major areas of discussion: The hours of Mary Dutton Park and the Land Use section of the draft plan.

The Planning Team decided that due to the presence of Homeless in the area that they would like to recommend to the City that the park be a visual only park and that a 24-hour no trespassing ordinance be passed for enforcement purposes. In a few years, after the homeless problem is

addressed, they believe that this sign could then come down. In the meantime, they were 100% in agreement that the park should be closed 24 hours a day after the re-development is completed.

John Elliott read and then passed out a copy of a letter he sent to the Mayor and various City Officials on his concerns regarding Rexford Place. He does not believe that the community wants to prevent all commercial expansion into the neighborhood. The remaining Planning Team members explained that the community has been given every opportunity to voice their concerns and at each Public meeting held for the past year and a half, they have always stated that No New Commercial Encroachment will take place in the neighborhood. Mr. Elliott was provided time to voice his view but the Planning Team voted to keep the Land Use section as presented in the draft plan.

Mary Hausch agreed to provide Yorgo with a two to three paragraph description of why a historic district is beneficial to the neighborhood. This will be included in the Historic District section of the plan.

Yorgo then detailed that there will be four additional public meetings that residents will have to voice their opinions regarding this plan. The next phase will be a 30-day period for City Departments to review the draft plan.

Meeting adjourned at 8:45 p.m.

**John S. Park
Planning Team Meeting**

**August 16, 2001
6:00 p.m.**

**John S. Park Elementary School
913 Franklin**

Attendance:

Planning Team Members

Jan Britain	Bob Bellis
Ken Stewart	Margaret McGhie
Bart & Sandy Mann	Mary Hausch
Tom Smigel	Chris Giuinchigliani
Ann Au	Joanne Forsyth
Gayle Schrerbert	Lyle & Dee Leavitt
John Elliott	

Staff

Yorgo Kagafas, NSD
Lisa Lopez, NSD
Theresa Hammond, NSD

The meeting began at 6:05.

The meeting began with several handouts being distributed. These included meeting notice flyers, meeting summary, agendas and historic information.

Yorgo then discussed the various plan review comments received back from City Departments. The vast majority of the comments were positive and did not change the flavor or content of the plan and would be implemented within the plan. However, the Planning Department made two substantial recommendations that would alter the plan dramatically and as such, the Planning Team would have to consider the recommendations and vote on where to adhere to them or not.

The first recommendation was to remove all references to the neighborhood being historic. The Planning Department felt that since no governmental agency has designated it historic, the word should not be used. The Planning Team discussed this view but felt that since they reside in the neighborhood and in their opinion, the neighborhood is historic it will stay in the plan. The Planning Team voted unanimously to keep the word "historic" in the plan.

The second recommendation was that the entire Land Use section of the plan should be removed. The Planning Department felt that since the Centennial Plan covers this area, there was no need for it. They were also concerned that the Commercial Property owners were not involved. Yorgo explained to the Planning Department all the efforts that were taken to inform and involve all property owners in the process. Yorgo also explained to the Planning Department that the Neighborhood Planning Process calls for the inclusion of the commercial areas in any neighborhood plan! The Planning Team voted to keep Land Use in the plan based on all the information discussed. It was also made clear by Yorgo that the Land Use section conforms to current adopted City Plans and Policies.

Bob Bellis then announced that the the new John S. Park welcome sign had been installed this morning in Mary Dutton Park. This sign was paid for by the Neighborhood Association's \$3,500 Neighborhood Partnership Grant. Although the sign cost over \$10,000, the Aquarius Stone Products company, which made the sign, donated the remaining \$7,000 of the sign! The sign itself, is 6 tons and protrudes nearly six feet out of the ground.

A review of the community meeting agenda and format then took place. There were no concerns regarding the format and the meeting then concluded.

Meeting adjourned at 6:45 p.m.

John S. Park 3rd Planning Process Community Meeting
August 16, 2001 7 p.m.

Advertisement: All property owners and tenants were mailed notices on August 6, 2001. Flyers were also distributed to residents by several Planning Team Members

Attendance: 59 people attended this meeting however, only 49 signed in.

Summary:

The meeting began at 7:10 p.m.

Yorgo explained the Neighborhood Planning Process requirements and up-dated the residents on the John S. Park's process to date. There were no questions or comments at this time. He stressed the fact that this process has been %100 driven by and for residents in the neighborhood. He also stated that the goal of the meeting was to have the community vote on whether to submit the Historic John S. Park Plan to the City for official recognition.

Bob Bellis presented an overview of the Mary Dutton Park section of the Plan. He noted that the work has almost been concluded by the City and that all activity was approved at the last community meeting. He also announced the donation made by the Aquarius Stone Products Company, which along with the City's Neighborhood Partnership Fund Grant of \$3,500 made the sign possible. There were no comments or questions regarding this section of the Plan.

Mary Hausch presented an overview of the Historic section of the Plan. Mary explained the process that would need to be taken if the Plan was approved. Mary highlighted the fact that the Plan calls for at least 60% of property owners would need to agree to historic district status before the process could continue. The Plan it's self doesn't call for any restrictions or obligations, only that the neighborhood is interested in pursuing the matter further.

A few residents had questions and concerns. Most were concerned about restrictions and the possibility of a review board that they would have to go to if the plan was passed. It was made clear that the Plan calls for NO REVIEW BOARD. The plan only states that residents are interested in learning more about possibly becoming a historic district. It was also explained that if that were to occur, a new resident committee would be formed and that that process would take time and is separate from the Planning Process.

Keny Stewart presented an overview of the Land Use section of the Plan. He stressed the extent the Land Use Committee went to notify and include business owners to participate in the process. Several business owners had voiced their support for the plan, although no business owners were on the planning team. (note: *During Mr.*

Stewart's presentation, Mr. Elliott distributed a flyer with misleading and false information on it.)

A few people commented on this flyer. Mr. Stewart and Mr. Kagafas responded to all questions asked regarding this flyer. Mr. Elliott made several comments and then promptly left the meeting.

Yorgo then reviewed the overall action and goals of the plan. Afterwards he explained that a vote needed to be taken. He stated that the vote to be taken was to decide whether the community was pleased with the draft plan and if so, should it be submitted to the City for formal approval.

No questions or comments followed.

A vote was then taken. 34 voted for the plan to be submitted to the City. 10 voted against this. The plan will be submitted to the City.

The meeting adjourned at 8:40 p.m.

For additional Plans please contact:

**City of Las Vegas
Neighborhood Services Department
400 Stewart Avenue
Las Vegas, Nevada 89101
(702) 229-2330**