



**CITY OF HENDERSON
REDEVELOPMENT AGENCY LOAN COMMITTEE
MEETING AGENDA**

**Regular Meeting
Tuesday, November 27, 2012
3:30 p.m.**

**City Hall Annex
City Hall Annex Conference Room
280 Water Street
Henderson, Nevada 89015**

Notice to persons with special needs: For those requiring special assistance or accommodation at the meeting, please contact 702-267-1515 or the Relay Nevada TTY telephone 7-1-1 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

Electronic agendas can be found at: [HTTP://WWW.CITYOFHENDERSON.COM/](http://www.cityofhenderson.com/)

I. CALL TO ORDER

II. CONFIRMATION OF POSTING AND ROLL CALL

III. ACCEPTANCE OF AGENDA (For Possible Action)

IV. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

V. NEW BUSINESS

1.	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 23, 2012 <i>(For Possible Action)</i>
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APPROVE THE MINUTES FROM THE CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 23, 2012.

(CONTINUED ON NEXT PAGE)

2.	REQUEST FOR A SIGN GRANT AWARD FOR 590 S. BOULDER HWY, HENDERSON CHAMBER OF COMMERCE <i>(For Possible Action)</i>
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APPROVE A SIGN GRANT AWARD FOR 590 S. BOULDER HWY,
HENDERSON CHAMBER OF COMMERCE.

3.	REQUEST FOR A FAÇADE LOAN TO GRANT AWARD FOR 615 W. LAKE MEAD PKWY, BOULDER BOATS <i>(For Possible Action)</i>
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APPROVE A REQUEST FOR A FAÇADE LOAN TO GRANT AWARD FOR
615 W. LAKE MEAD PKWY, BOULDER BOATS.

VI. PUBLIC COMMENT

Note: Items discussed under Public Comment cannot be acted upon at this meeting, but may be referred to a future agenda for consideration (NRS 241.020). Individuals speaking on an item will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes.

VII. ADJOURNMENT

Agenda posted prior to 9:00 a.m. on November 19, 2012 at the following locations:

City Hall, 240 Water Street, 1st Floor Lobbies (2)
Multigenerational Center, 250 S. Green Valley Parkway
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

NOVEMBER 27, 2012

LC-001

SUBJECT	MINUTES—CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF OCTOBER 23, 2012
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Approve

**CITY OF HENDERSON REDEVELOPMENT AGENCY
LOAN COMMITTEE
MINUTES**

October 23, 2012

I. CALL TO ORDER

Chairman Foster called the Redevelopment Agency Loan Committee to order at 3:30 p.m. in the City Hall Annex Conference Room, City Hall Annex, 280 Water Street, Henderson, Nevada.

II. CONFIRMATION OF POSTING AND ROLL CALL

MaryAnne Cruzado, Recording Secretary, confirmed the meeting had been noticed in accordance with the Open Meeting Law by posting the Agenda three working days prior to the meeting at City Hall, Henderson Convention Center, Green Valley Police Substation, and Fire Station No. 86.

Present: Chairman Tom Foster
Roy Borsellino
Tom Fay
Michelle Romero
Richard Serfas

Excused: None

Staff: MaryAnne Cruzado, Administrative Assistant III
Mark Backus, Assistant City Attorney
Daphney Jeffers, Senior Administrative Analyst
April Parra, Minutes Clerk

III. ACCEPTANCE OF AGENDA

(Motion) Ms. Romero introduced a motion to accept the agenda as presented. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

IV. PUBLIC COMMENT

There were no comments presented by the public.

V. ITEMS OF BUSINESS

Note: Chairman Foster arrived at this time and presided over the remainder of the meeting.

1.	MINUTES – CITY OF HENDERSON REDEVELOPMENT AGENCY LOAN COMMITTEE MEETING OF SEPTEMBER 25, 2012.
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Recommend approval of the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of September 25, 2012.

(Motion) Mr. Fay introduced a motion to approve the minutes from the City of Henderson Redevelopment Agency Loan Committee meeting of September 25, 2012. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

2.	REQUEST TO TERMINATE FAÇADE LOAN TO GRANT AWARD FOR 19 S. WATER STREET
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Approve the termination of the Façade Loan to Grant Award for 19 S. Water Street.

Daphney Jeffers, Senior Administrative Analyst, gave a summary of the proposed item and stated staff recommends approval of the termination.

A discussion ensued regarding the attempts that have been made to contact the applicant's representatives as well as the granting of an extension.

(Motion) Mr. Fay introduced a motion to approve the termination of the Façade Loan to Grant Award for 19 S. Water Street. The vote favoring approval was unanimous. Chairman Foster declared the motion carried.

VI. PUBLIC COMMENT

There were no comments presented by the public.

VI. ADJOURNMENT

There being no further business to be discussed, the meeting was adjourned at 3:41 p.m.

Respectfully submitted,

April Parra,
Minutes Clerk



REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

November 27, 2012

LC-002

SUBJECT	REQUEST FOR A SIGN GRANT AWARD FOR 590 S. BOULDER HWY, HENDERSON CHAMBER OF COMMERCE
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Conditional Approval

**Sign Grant Staff Summary
Loan Committee Meeting
November 27, 2012
3:30 pm City Hall Annex Conference Room**

Property Address:	590 S. Boulder Hwy
Applicant:	Scott Muelrath
Proposed Used:	Henderson Chamber of Commerce
Redevelopment Area:	Downtown
City Zoning:	Downtown Corridor / Community Mixed Use
Design Review Required:	No
Building Permit Required:	Yes

Summary

The applicant is requesting a Sign Grant for an existing non-profit entity located at 590 S. Boulder Hwy, in the Downtown Redevelopment Area. According to information provided by the applicant, the establishment will retain five (5) full time employees.

Per the Program Guidelines, the applicant requested and received estimates from three (3) licensed sign companies. Those estimates are as follows:

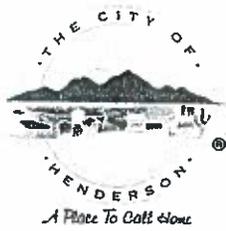
*Eagle 1 Sign Services – \$7,166.10
Abbott's Custom Printing - \$7,658.89
Nevada Sign - \$7,349.00

*The applicant intends to use Eagle 1 Sign Services.

Staff Recommendation

It is the recommendation of staff that the Loan Committee conditionally approve the Sign Grant to 590 S. Boulder Hwy in an amount not to exceed \$5,000 according to the following conditions:

1. Applicant obtaining the required building/sign permit prior to construction commencing;
2. Execution of Grant Agreement;
3. Applicant submitting all required paper work for reimbursement; and
4. Applicant to provide Agency with a copy of contractor's current City of Henderson Business License and State Contractor's License.



*Rec'd 11/16/12
Scheduled for
11/27 LC*

City of Henderson Redevelopment Agency
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
Phone: (702) 267-1515
Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please contact 702-267-1515 to schedule an appointment to submit a completed application with the required documents and appropriate signatures to avoid any delays in financial consideration. Please print legibly in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)

- Facade Improvement Program Mini-Façade Improvement
 Signage Program Development
 Tenant Improvement Program

2. PROPERTY INFORMATION

Business Name: <i>Henderson Chamber of Commerce</i>		
<input checked="" type="checkbox"/> Corporation (d/b/a)	<input type="checkbox"/> Partnership	<input type="checkbox"/> Sole Proprietorship
Physical Address: <i>590 S. Boulder Highway</i>		
Mailing Address: <i>home</i>		
City: <i>Henderson</i>	State: <i>NV</i>	Zip Code: <i>89015</i>
Phone: <i>702-565-8951</i>	Cell: <i>702-683-3434</i>	E-mail: <i>smuelrath@hendersonchamber.com</i>
Building Use:		

3. APPLICANT INFORMATION

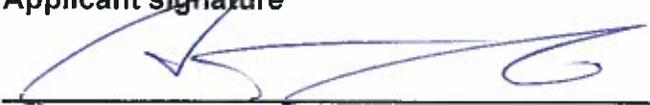
Name: <i>Henderson Chamber of Commerce</i>		
Mailing address: <i>590 S. Boulder Highway</i>		
City: <i>Henderson</i>	State: <i>NV</i>	Zip Code: <i>89015</i>
Phone: <i>702-565-8951</i>	Cell: <i>702-683-3434</i>	E-mail: <i>smuelrath@hendersonchamber.com</i>
Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent or <input type="checkbox"/> Lease the subject property? If you are not the property owner, than owner must complete section 4 and sign the application.		

4. PROPERTY OWNER			
Owner name:	Henderson Chamber of Commerce		
Mailing address:	590 S. Boulder Highway		
City:	State:	Zip Code:	
Henderson	NV	89015	
Phone:	Cell:	E-mail:	
702-565-8951	702-683-3434	smuelrath@hendersonchamber.com	
Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.			

5. CONTACT PERSON OR REPRESENTATIVE			
Name:	Scott Muelrath		
Mailing address:	590 S. Boulder Highway		
City:	State:	Zip Code:	
Henderson	NV	89015	
Phone:	Cell:	E-mail:	
702-565-8951	702-683-3434	smuelrath@HendersonChamber.com	

I/We hereby affirm that I/we have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations, and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or the RDA.

I/We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I/We must complete, sign, and have notarized a Program Agreement to initiate a date of project execution.

	11/5/12
Applicant signature	Date
	11/5/12
Owner signature	Date
(President and CEO)	
Owner signature	Date

REAL PROPERTY PARCEL RECORD[Click Here for a Print Friendly Version](#)

Assessor Map	Aerial View	Building Sketch	Ownership History
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GENERAL INFORMATION	
PARCEL NO.	179-17-303-013
OWNER AND MAILING ADDRESS	HENDERSON NV CHAMBER OF COMMERCE 509 S BOULDER HWY HENDERSON NV 89015-7570
LOCATION ADDRESS CITY/TOWNSHIP	590 S BOULDER HWY HENDERSON
ASSESSOR DESCRIPTION	PARCEL MAP FILE 18 PAGE 96 LOT 3
RECORDED DOCUMENT NO.	* 19940711:00182
RECORDED DATE	07/11/1994
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	503
APPRAISAL YEAR	2012
FISCAL YEAR	12-13
SUPPLEMENTAL IMPROVEMENT VALUE	
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2011-12	2012-13
LAND	47567	47567
IMPROVEMENTS	148554	152811
PERSONAL PROPERTY	0	0
EXEMPT	196121	200378
GROSS ASSESSED	196121	200378
TAXABLE VALUE LAND+IMP	560346	572509

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	.40 Acres
ORIGINAL CONST. YEAR	1980
LAST SALE PRICE	

MONTH/YEAR	
LAND USE	COMMERCIAL FINANCIAL
DWELLING UNITS	

******* NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL *******

ASSESSORMAP VIEWING GUIDELINES	
MAP	179173
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



- REPAINT CABINETS & COLUMN WHITE
- .177" THICK, WHITE POLYCARBONATE FACE
- DIGITAL PRINT ON CLEAR VINYL (OVERLAY)
- BRISTOL BLUE VINYL LETTERS
- .177" THICK, WHITE POLYCARBONATE FACE



WV 89052
I15-3955

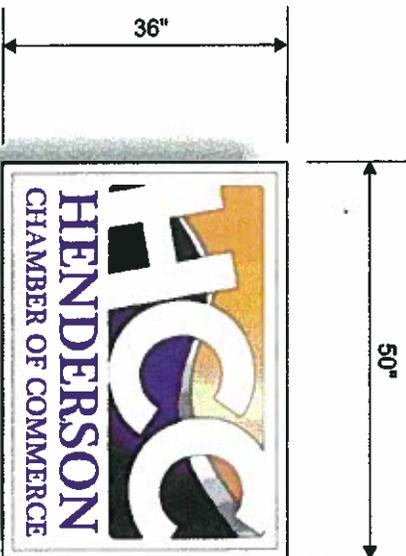
This design is the exclusive property of Eagle One Enterprises, Inc. It may not be copied, photographed, duplicated, used or transferred to another party without expressed written permission of its designer.

DATE: 10-28-2012 DWN BY: AW
 REV: DRWG # 2647
 SCALE: NOTED SHT. 1 OF 1

landlord approval / date

client approval / date

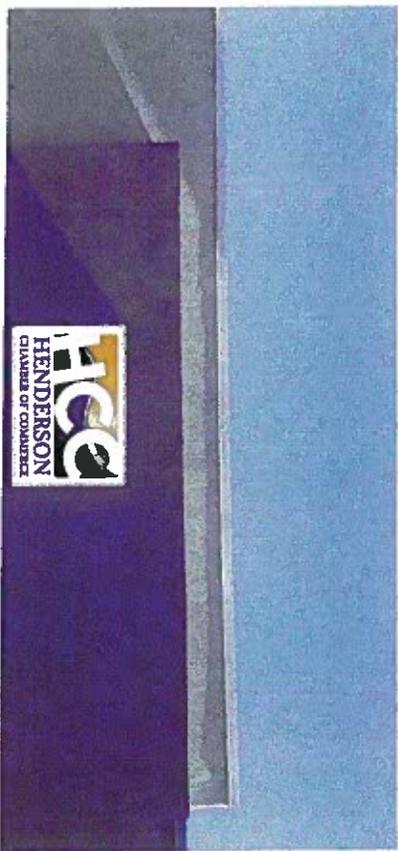
HENDERSON CHAMBER OF COMMERCE
 590 SOUTH BOULDER HWY., HENDERSON, NV 89015



BUILDING LOGO CABINET

SCALE: 1/2" = 1 FT.

S/F: SHEET METAL CABINET PAINTED WHITE.
INTERNAL ILLUMINATION: H.O. FLUOR. LAMPS.
SIGN FACE: .177" THICK WHITE ACRYLIC.
GRAPHICS: DIGITAL PRINT ON CLEAR VINYL.
LETTERS: BRISTOL BLUE VINYL



INVOICE

Eagle 1 Sign Service's

5145 Golden Lane #B
 Las Vegas, Nevada 89119
 702-415-3955
eagle1e2012@yahoo.com

INVOICE NO. 2286
 DATE November 1, 2012
 CUSTOMER ID HCC

NCL# 054775 Bid Limit \$300,000.00

TO Scott Muelrath
 Henderson Chamber of Commerce
 590 South Boulder Highway
 Henderson, NV 89105
 702-565-8951 c 702-683-3434

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
		50 % Deposit, balance upon completion	

Balance upon completion

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Logo Cabinet Int Illuminated with digatal print	\$ 1,500.00	\$ 1,500.00
2.00	16" x 12' white lexan with first suface vinyl copy address panels	480.00	960.00
2.00	6' x 12' pole sign faces with white lexan w clear digatal prints	1,792.50	3,585.00
1.00	Repaint pole sign	200.00	200.00
20.00	FT1272CWHO LAMPS	19.21	384.20
	SERVICE WORK TO BE ON A TIME AND MATERIAL BASIS FOR BALLAST REPLACEMENT IF NEEDED		
1.00	Sales tax	536.90	536.90
	SUBTOTAL	\$	7,166.10
	SALES TAX		
	TOTAL	\$	7,166.10

Accepted by: _____ Date _____

Make all checks payable to Eagle 1 Sign Service
 Thank you for your continued Business



Nevada State Contractors Board

2310 Corporate Circle, Suite 200 Henderson NV 89074 (702)486-1100 Fax: (702)486-1150 Investigations: (702)486-1110
 5670 Gateway Drive, Suite 100 Reno NV 89521 (775)688-1141 Fax: (775)688-1271 Investigations: (775)688-1150
www.nscb.state.nv.us

License Search Details

Press "Previous Record" to view the previous record in the list

Press "Next Record" to view the next record in the list.

Press "Search Results" to return to the search results list screen.

Press "New Search Criteria" to revise your existing search criteria or enter new search criteria.

Press "New Search" to select a different search.

License Number: 0054775

Current Date: 11/06/2012 02:20 PM (mm/dd/yyyy)

Business Primary Name:	EAGLE 1 AND ASSOCIATES INC DBA	License Monetary Limit: \$300,000.00
Fictitious Business Name:	EAGLE 1 SIGN SERVICE	
Business Address:	PO BOX 2693 CARSON CITY, NV 89702	
Phone Number:	(702) 415-3955	
Status:	Active	
Status Date:	07/10/2012 (mm/dd/yyyy)	
Origin Date:	06/17/2003 (mm/dd/yyyy)	
Expiration Date:	06/30/2014 (mm/dd/yyyy)	
Business Type:	Corporation	
Classification(s):	C-6B - ELECTRICAL SIGNS	
Principal Name	Relation Description	
MARTIN, MELANIE LYNN	President	
ALLEC, DANA MAURICE	Secretary Qualified Individual	

Bonds

Bond Type:	Surety Bond
Bond Number:	5121809
Bond Agent:	MCCARROLL, SUSAN ANN
Surety Company:	SURETEC INSURANCE COMPANY
Bond Amount:	\$15,000.00
Effective Date:	09/01/2011 (mm/dd/yyyy)

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HENDERSON
CHAMBER OF COMMERCE
590 South Boulder Hwy.





590 South Boulder Hwy.





**HENDERSON
CHAMBER OF COMMERCE**







REDEVELOPMENT AGENCY LOAN COMMITTEE AGENDA ITEM

REGULAR MEETING

November 27, 2012

LC-003

SUBJECT	REQUEST FOR A FAÇADE LOAN TO GRANT AWARD FOR 615 W. LAKE MEAD PKWY, BOULDER BOATS
PETITIONER	Economic Development/Redevelopment Division of the City Manager's Office
RECOMMENDATION	Conditional Approval

Facade Loan-to Grant Staff Summary
Loan Committee Meeting
November 27, 2012
3:30 Council Chambers Conference Room

Property Address: 615 W. Lake Mead Pkwy
Property Owner: Stuart Litjens
City Zoning: Highway Commercial
Design Review Required: Yes
COH Building Permit Required: Yes

Summary

The applicant is requesting a façade loan to grant award in the amount of \$15,000 based on a total project cost of approximately \$35,000 for landscape improvements. The existing property was recently purchased by the applicant with the intent to operate it as a full service and sales center for recreational vehicles, parts, and accessories. According to information provided by the applicant, the establishment will bring fifteen (15) full-time employees to this location.

Eligible improvements will include:

Landscaping – New landscaping in and around property per Community Development requirements along store front facing Lake Mead Pkwy, a buffer along Van Wagenen, and along the rear perimeter of the property (Van Wagenen Channel). Improvements to include the addition of at least seventeen 24” box trees, one hundred 5-gallon shrubs, over one hundred tons of decorative rock, and twelve 400-500 lb. boulders.

Per the Program Guidelines, the applicant requested and received estimates from three (3) licensed landscape companies. Those estimates are as follows:

Energetic Lawn Care and Landscapes:	\$32,515
Southern Vegas Valley Contracting:	\$35,320
Keep’n it Green Landscape:	\$35,703

Staff Recommendation

It is the recommendation of staff that the Loan Committee approve the requested façade loan to grant in the amount not to exceed \$15,000 to the owner of 615 W. Lake Mead Pkwy, Stuart Litjens, according to the following conditions:

1. Improvements completed per landscaping plans provided by the applicant;
2. Loan is for a two-year term with deferred principle and interest payments based on applicant meeting maintenance requirements as identified in Program Guidelines;
3. Interest rate of five-year Treasury note yield plus 3%;
4. Deed of Trust being recorded against property tax records to secure the debt;

5. Execution of Loan Documents;
6. Prior to commencement of any work, applicant is to provide copies of all City and State Licenses required by contractors;
7. Prior to commencement of work, applicant receiving approval from City of Henderson Community Development and Building Inspection Departments.

Redevelopment Programs Points Tally

Program and Area: Downtown Façade Improvement Program	
Applicant Name: Boulder Boats	
Applicant Address: 615 W Lake Mead Pkwy	
Total Points Awarded: 9	Bonus Award: \$ N/A
Total Max Award (including Bonus if applicable): \$15,000	

Category	Y or N	Max Possible Points	Points/Bonus Awarded
Retail		2	
Restaurant		2	
Bar, Tavern, Urban Lounge		2	
Hotel		2	
Civic		2	
Specialty Retail/Gourmet Grocery	Y	2	2
Medical/Dental Office		2	
All Other Offices		1	
Service	Y	1	1
Spaces with more than 6 months vacancy	Y	1	1
Building fronting Boulder Hwy, Water St, Pacific, Basic, or Lake Mead		1	
1-5 Jobs		1	
6-10 Jobs		2	
11 > Jobs	Y	3	3
3 years executed lease		1	
5 years executed lease	Y	2	2
Sustainability Bonus		10% of award \$\$	
Double Frontage Façade Bonus		50% of award \$\$	
Total Points Awarded			<u>9</u>

Façade Improvement Program

- 3 points total: Awarded up to \$9,000
- 4 points total: Awarded up to \$10,500
- 5 points total: Awarded up to \$12,000
- 6 or more points total: Awarded up to \$15,000

Tenant Improvement Program

- 3 points total: Awarded up to \$10 per square foot
- 4 points total: Awarded up to \$15 per square foot
- 5 points total: Awarded up to \$20 per square foot
- 6 or more points total: Awarded up to \$25 per square foot



City of Henderson Redevelopment Agency
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
Phone: (702) 267-1515
Fax: (702) 267-1503

FINANCIAL ASSISTANCE APPLICATION

This program provides Redevelopment Agency (RDA) Funds to assist any property owner(s) or tenant(s) who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area.

Please contact 702-267-1515 to schedule an appointment to submit a completed application with the required documents and appropriate signatures to avoid any delays in financial consideration. Please print legibly in either blue or black ink. Please select which redevelopment area your business resides in:

Downtown Eastside

1. TYPE OF APPLICATION (check one)

Facade Improvement Program Mini-Façade Improvement
 Signage Program Development
 Tenant Improvement Program

2. PROPERTY INFORMATION

Business Name: **BOULDER BOATS**

Corporation (d/b/a) Partnership Sole Proprietorship

Physical Address: **615 WEST LAKE MEAD PKY**

Mailing Address: **615 WEST LAKE MEAD PKY**

City: **HENDERSON** State: **NV** Zip Code: **89015**

Phone: **702-293-1122** Cell: E-mail: **STUART@BOULDERBOATS.COM**

Building Use: **SPECIALTY RETAIL**

3. APPLICANT INFORMATION

Name: **STUART LITJENS OR MARK WALKER**

Mailing address: **615 WEST LAKE MEAD PKY**

City: **HENDERSON** State: **NV** Zip Code: **89015**

Phone: **702-293-1122** Cell: **702-375-2250** E-mail: **STUART@BOULDERBOATS.COM**

Do you Own Rent or Lease the subject property?

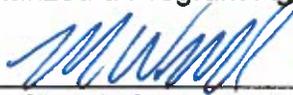
If you are not the property owner, than owner must complete section 4 and sign the application.

4. PROPERTY OWNER		
Owner name: <u>STUART LITJENS</u>		
Mailing address: <u>615 WEST LAKE MEAD PKY</u>		
City: <u>HENDERSON</u>	State: <u>NV</u>	Zip Code: <u>89005</u>
Phone: <u>702-293-1122</u>	Cell: <u>702-375-2250</u>	E-mail: <u>STUART@BOULDERBOATS.COM</u>
Are there multiple owners? [] Yes or [] No If yes, provide executed Affidavit for each.		

5. CONTACT PERSON OR REPRESENTATIVE		
Name: <u>MARK WALKER</u>		
Mailing address: <u>615 WEST LAKE MEAD PKY</u>		
City: <u>HENDERSON</u>	State: <u>NV</u>	Zip Code: <u>89005</u>
Phone: <u>702-293-1122</u>	Cell: <u>702-375-9444</u>	E-mail: <u>MARK@BOULDER BOATS.COM</u>

I/We hereby affirm that I/we have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my/our knowledge. The owner invites the City of Henderson (COH) and/or RDA to make all reasonable inspections, investigations, and take pictures of the subject property during the process period associated with the application. I authorize the use of any pictures taken by the COH or the RDA.

I/We have read and understand the selected financial assistance program guidelines, accept the qualification, and understand that in order for my/our request of funds to be approved, I/we must agree to work within and follow the recommendations of the RDA before starting any work on the subject property following approval of the application. I/We must complete, sign, and have notarized a Program Agreement to initiate a date of project execution.

	<u>11-8-12</u>
Applicant signature	Date
	<u>11-8-12</u>
Owner signature	Date
 Owner signature	 Date

REAL PROPERTY PARCEL RECORD[Click Here for a Print Friendly Version](#)

GENERAL INFORMATION	
PARCEL NO.	178-13-717-009
OWNER AND MAILING ADDRESS	LITJENS COMMERCIAL LTD 1495 NEVADA HWY BOULDER CITY NV 89005-1811
LOCATION ADDRESS CITY/TOWNSHIP	615 W LAKE MEAD PKWY HENDERSON
ASSESSOR DESCRIPTION	LAKE MEAD REBEL PLAT BOOK 83 PAGE 74 PT LOT 1
RECORDED DOCUMENT NO.	* 20120906:02300
RECORDED DATE	09/06/2012
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	503
APPRAISAL YEAR	2012
FISCAL YEAR	12-13
SUPPLEMENTAL IMPROVEMENT VALUE	
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2011-12	2012-13
LAND	61747	61747
IMPROVEMENTS	197953	197953
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	259700	259700
TAXABLE VALUE LAND+IMP	742000	742000

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	.81 Acres
ORIGINAL CONST. YEAR	2006
LAST SALE PRICE	1450000

MONTH/YEAR	09/12
LAND USE	COMMERCIAL WHOLESALE AND RETAIL SALES
DWELLING UNITS	

******* NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL *******

ASSESSORMAP VIEWING GUIDELINES	
MAP	<u>178137</u>
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED
AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



November 8, 2012

Re: Downtown Façade improvement statement

City of Henderson Redevelopment Agency:

Please accept our application to participate in the Downtown Façade improvement program. Boulder Boats recently purchased the property located at 615 West Lake Mead Parkway. We have opened the property with the intent to operate it similarly to how it was operated in the past. We anticipate the addition of 15 or more new employees at the Henderson location.

We are very excited and appreciative for the assistance that the City of Henderson Redevelopment agency is offering. Please let us know what additional information that you may need and how we can be of assistance to complete this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "M Walker", is written over the word "Sincerely,".

Mark Walker
General Manager
Boulder Boats

TONY GIBBS
PO BOX 91861
HENDERSON, NV 89009
702-564-8077

ENERGETIC
LAWN CARE AND LANDSCAPES
Lic # 0043204A

BONDED
INSURED
NEVADA LICENSED
STATE CONTRACTOR

Proposal submitted to:

November 6, 2012

Mark Walker
Boulder Boats
1495 Nevada Hwy
Henderson, NV

Project: New and Existing Landscape

Symbols:

TBD = Type to be Determined · s/f = Square Foot · l/f = Linear Foot · lb. = Pounds · gal. = Gallon

We hereby propose to furnish the materials and perform the labor necessary for the completion of landscape installation including the following:

Installation:

Replace dead or missing landscaping and repair irrigation as needed per original project landscape plan on the front of the building, the front city easement and the east and west sides of the building.

Complete all aspects of new landscaping including but not limited to grading, sidewalk installation, irrigation, planting of shrubs, trees, rock, and rock at landscape buffer.

17 24" box Trees (as specified per plans)

100 5 gal. Shrubs (as specified per plans)

5 - 8 tons Soil

75 tons 2" - 4" Decorative Rock

55 tons 3/4" Decorative Rock

Complete irrigation installation to include one (1) -- 4 station outdoor irrigation timer, one (1) -- 1" back flow valve and cover, and 1/2" drip irrigation

Sidewalk installation (as specified per plans) to include permit and traffic control

Saw cut concrete as necessary to run irrigation

Addition of twelve (12) large -- 400 - 500 lb. boulders along Van Wagenen buffer

Remove approx. two (2) tons of existing soil and install four (4) tons 4" - 8" rock along the slope of the back lot going toward the service area to prevent further erosion

Total Price:

Thirty two thousand five hundred fifteen dollars.....\$32,515.00

Note: Per discussion, please minus \$1,650 from the total price for the saw cut should you be able to have someone else do it (electrician).

Initial _____



Nevada State Contractors Board

2310 Corporate Circle, Suite 200 Henderson NV 89074 (702)486-1100 Fax: (702)486-1150 Investigations: (702)486-1110
 5670 Gateway Drive, Suite 100 Reno NV 89521 (775)688-1141 Fax: (775)688-1271 Investigations: (775)688-1150
www.nscb.state.nv.us

License Search Details

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Press "New Search" to select a different search.

License Number: 0043204A

Current Date: 11/08/2012 02:41 PM (mm/dd/yyyy)

Business Primary Name:	ENERGETIC LAWN CARE INC DBA	License Monetary Limit:	\$75,000.00
Fictitious Business Name:	ENERGETIC LANDSCAPES		
Business Address:	P O BOX 91861 HENDERSON, NV 89009		
Phone Number:	(702)564-8077		
Status:	Active		
Status Date:	09/11/2012 (mm/dd/yyyy)		
Origin Date:	08/30/2004 (mm/dd/yyyy)		
Expiration Date:	08/31/2014 (mm/dd/yyyy)		
Business Type:	Corporation		
Classification(s):	C10 - LANDSCAPE CONTRACTING		

Principal Name	Relation Description
GIBBS, CHARLES ANTHONY	President Qualified Individual
GIBBS, HEATHER RENEE	Secretary Qualified Individual

Bonds

Bond Type:	Surety Bond
Bond Number:	6645166
Bond Agent:	RUHL, PAUL
Surety Company:	GREAT AMERICAN INSURANCE COMPANY
Bond Amount:	\$10,000.00
Effective Date:	08/30/2010 (mm/dd/yyyy)

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BID NUMBER: 2266

SOUTHERN VEGAS VALLEY CONTRACTING, LLC

1919 S Jones Blv Ste H
LAS VEGAS, NEVADA 89146

Office: (702) 318-2879

Fax: (702) 631-1209

LANDSCAPE DIVISION
License #0056722 C-10 Unlimited

November 02 2012

Proposal Submitted To:
BOULDER BOATS

Work Performed At:
Lake Mead Parkway
Henderson NV,

Mark Walker
General Manager

Southern Vegas Valley Contracting, LLC hereby proposes to furnish the materials and perform the labor necessary for the completion of:

- For replace dead or missing landscaping and repair irrigation as needed per original project landscape plan on the front of the building, the front city easement and the east sides of the building. 17 24" box trees as plans spec, 4 5g shrubs and 30 1g shrubs.-----\$3860.00
- Complete all aspects of new landscape as per drawing A-12
- For 950 SF of sidewalk as plan specs.-----\$4750.00
- For 710 LF of 1" main line from NE corner of building to 100' south Van Wagenen, and timer.----\$3195.00
- For 164 5g shrubs for new landscape areas as plan specs.-----\$4000.00
- For 14 24" box trees as plan specs.-----\$2940.00
- For grade and rock +/- 14500 SF with 2" to 4" rebel red rock, (there s no 1" to 2" rock), install fabric landscape for soil containment from the back lot to the service area with 4" to 8" rock.-----\$14725.00
- For ad 10 3x3x2 boulders in the new landscape along Van Wagen.-----\$1850.00

Exclusions: Traffic plans, permits, fees, inspections, retrofit inspections, under site-work, and under exterior slabs, mass excavation, hammer hoeing, back-filling of retaining walls and plumbers trenches, demolition and under slab sub-grade by others, light bollards, light pole bases and bollards, grates, frames, utility boxes, catch basins, hand and guardrails, pre-cast splash block and pre-cast parking bumpers, isolation joint sealer, special floor sealers, and membrane waterproofing, embeds, layout of hold downs and bolts, roof ledger material, stack panel red-heads, and P.A. straps. *Must Be Graded To Within a 10^m. Note: Excavation of Caliche or like material to be billed at cost plus 20%.*

All Material is guaranteed to be as specified. The above work to be in accordance with the plans and specifications.

All work to be performed in a workmanlike manner and in a timely fashion. Bid plans to be a part of the contract. All omissions and additions to plans are to be signed by owner and builder.

Total Proposal Price:35320.00

Respectfully Submitted By: **ARMANDO MUNOZ** amunoz@svvcllc.com 702 343 4932

Note: This proposal may be withdrawn if not accepted within thirty (30) days. All Agreements Contingent Upon Strikes, Accidents, or Delays Beyond Our Control.

ACCEPTANCE OF PROPOSAL

THE SIGNATURE BELOW SIGNIFIES ACCEPTANCE OF THIS PROPOSAL AS A CONTRACT BETWEEN MYSELF (SIGNEE) AND SOUTHERN VEGAS VALLEY CONTRACTING. THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. SOUTHERN VEGAS VALLEY CONTRACTING IS AUTHORIZED TO PERFORM THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE. IF PAYMENT IS NOT MADE WITHIN THE *CONTRACT TERMS* A FINANCE CHARGE OF 1-1/2% (1.8% PER ANNUM) WILL BE CHARGED ON THE PAST DUE AMOUNT. I (SIGNEE) UNDERSTAND A \$25.00 CHARGE WILL BE ASSESSED TO ME IN THE CASE OF A *RETURNED CHECK*. IN THE CASE THIS ACCOUNT GOES TO COLLECTION AND/OR PROPERTY LIEN FOR PAYMENT I UNDERSTAND I (SIGNEE) WILL BE ASSESSED A CHARGE OF \$45.00.



Nevada State Contractors Board

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Press "New Search" to select a different search.

License Number: 0056722

Current Date: 11/08/2012 02:40 PM (mm/dd/yyyy)

Business Primary Name: **SOUTHERN VEGAS VALLEY CONTRACTING LLC** License Monetary Limit: **Unlimited**

Business Address: **1919 SOUTH JONES BLVD
 SUITE H
 LAS VEGAS, NV 89146**
 Phone Number: **(702)318-2879**

Status: **Active**
 Status Date: **11/30/2011** (mm/dd/yyyy)
 Origin Date: **11/06/2003** (mm/dd/yyyy)
 Expiration Date: **11/30/2013** (mm/dd/yyyy)

Business Type: **Limited Liability Company**
 Classification(s): **C10 - LANDSCAPE CONTRACTING**

Principal Name **Relation Description**
SCHRIMPF, ALAN WAYNE **Manager Qualified Individual**

Indemnitor Name	Effective Date of Indemnification (mm/dd/yyyy)	Date Indemnification Removed (mm/dd/yyyy)
ALAN W SCHRIMPF	04/27/2006	
ALLAN BIRD	03/15/2004	06/20/2006

Bonds
 Bond Type: **Surety Bond**
 Bond Requirement: **No Bond Required**
 Effective Date: **12/02/2008** (mm/dd/yyyy)

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631 N. Stephanie St.
 P.O. Box 268
 Henderson, NV 89014
C-10 LICENSE # 53742A
 Bid Limit \$40,000

Phone: (702)210-9895
 Fax: (702)566-3172

Date: 11/7/12
Job Location
 615 West Lake Mead

**KEEP'N IT GREEN
 LANDSCAPE**

LANDSCAPE PROPOSAL:
Mark Proposal #2

Quantity	Description	Total
4	5 gal shrubs	
23	24" box trees (owners choice)	
	Irrigation	
	Approx 82 tons 2-4" rebel red rock	
	48 tons 3/4" rebel red rock	
121	1 gal shrubs	
	Saw cut black top for irrigation main line and cover asphalt	
	200' X 5' sidewalk	
	• Sidewalk to be installed by Design Concepts	

Total: \$ 35,703.00

Payment Schedule as Follows: \$ 11,000 @ start, \$15,000 @ rock delivery, balance when complete.

All above work to be completed in a substantial and workmanlike manner according to standard industry practices. Any alteration or deviation from above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. There is a thirty (30) day warranty on all work performed. There is a thirty(30) day warranty on installed plants. This warranty does not include damage inflicted by natural causes, such as high wind, unusually high or freezing temperatures, power outages affecting the sprinkler clock, negligence, or any other circumstances beyond the control of KEEP'N IT GREEN.
KEEP'N IT GREEN LANDSCAPE/ C-10 LICENSE # 53742A

TO ACCEPT THIS PROPOSAL SIGN HERE: _____
AUTHORIZED SIGNATURE: _____



Nevada State Contractors Board

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 3670 Gateway Drive, Suite 100 Reno NV 89521 (775)688-1441 Fax: (775)688-1271 Investigations: (775)688-1150
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Press "New Search" to select a different search.

License Number: 0053742A

Current Date: 11/08/2012 02:40 PM (mm/dd/yyyy)

Business Primary Name: **KEEPN IT GREEN INC** License Monetary **\$40,000.00**
 Limit:

Business Address: **631 NORTH STEPHANIE STREET
 SUITE 268
 HENDERSON, NV 89074**
 Phone Number: **(702)210-9895**

Status: **Active**
 Status Date: **03/30/2012** (mm/dd/yyyy)
 Origin Date: **03/22/2006** (mm/dd/yyyy)
 Expiration Date: **03/31/2014** (mm/dd/yyyy)

Business Type: **Corporation**
 Classification(s): **C10 - LANDSCAPE CONTRACTING**

Principal Name	Relation Description
MARSELLA, JOSEPH ROBERT	President Qualified Individual

Bonds

Bond Type: **Surety Bond**
 Bond Number: **41195942**
 Bond Agent: **OLSEN, JAMES R**
 Surety Company: **PLATTE RIVER INSURANCE COMPANY**
 Bond Amount: **\$5,000.00**
 Effective Date: **03/15/2011** (mm/dd/yyyy)

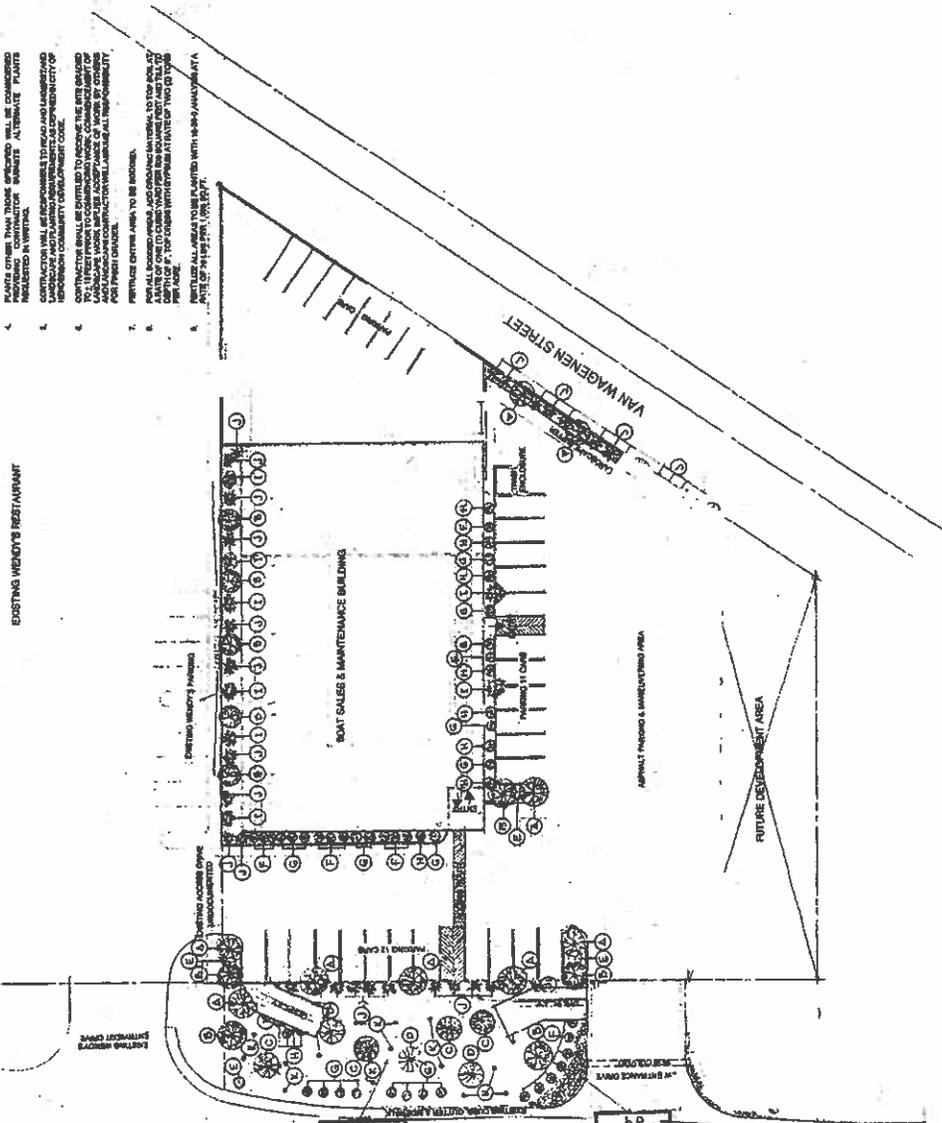
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BOAT SALES AND MAINTENANCE FACILITY
LAKE MEAD PARKWAY, HENDERSON, NEVADA

Job No. 100-06
Date: Nov 16, 2005
Sheet Number: L-2 of 2

- EXISTING HENDRY'S RESTAURANT**
1. THE CONTRACTOR SHALL OBTAIN THE CITY AND HENDERSON PERMITS WITH ALL CONDITIONS AND LANDSCAPE WORK.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS PERMITTED.
 3. ALL UTILITIES SHALL BE MARKED TO THE CITY AND HENDERSON BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS PERMITTED.
 4. PLANTS OTHER THAN THOSE SPECIFIED WILL BE CONSIDERED AS NOT BEING SPECIFIED UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND HENDERSON COMMUNITY DEVELOPMENT CODE.
 6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND HENDERSON COMMUNITY DEVELOPMENT CODE.
 7. PERMITS CENTER AREA TO BE INDICATED.
 8. ALL UTILITIES SHALL BE MARKED TO THE CITY AND HENDERSON BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS PERMITTED.
 9. PERMITS CENTER AREA TO BE INDICATED WITH 1/4" = 1' SCALE.



PLANT SCHEDULE

SYMBOL	SYMBOLICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
A	FRAXINUS EUROPAEA	AMERICAN BIRCH	12" DBH	6	CONTRACTOR
B	QUERCUS RUBRA	RED OAK	12" DBH	6	CONTRACTOR
C	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
D	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR
E	QUERCUS BREVIFLORA	SHORT LEAF OAK	12" DBH	6	CONTRACTOR
F	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
G	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR
H	QUERCUS BREVIFLORA	SHORT LEAF OAK	12" DBH	6	CONTRACTOR
I	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
J	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR
K	QUERCUS BREVIFLORA	SHORT LEAF OAK	12" DBH	6	CONTRACTOR
L	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
M	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR
N	QUERCUS BREVIFLORA	SHORT LEAF OAK	12" DBH	6	CONTRACTOR
O	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
P	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR
Q	QUERCUS BREVIFLORA	SHORT LEAF OAK	12" DBH	6	CONTRACTOR
R	QUERCUS LAEVIS	WHITE OAK	12" DBH	6	CONTRACTOR
S	QUERCUS PRINCEPIBUS	PRINCIPAL OAK	12" DBH	6	CONTRACTOR

NOTE 1
ALL UNPAVED LANDSCAPE AREAS TO BE COVERED WITH 1/2" INCH DEPTH OF DECOMPOSED GRANITE OF COLOR TO BE SPECIFIED.

NOTE 2
APPROVED STONE RIP RAP GRADED 2" TO 4" DECOMPOSED GRANITE OF COLOR TO BE SPECIFIED BY HENDERSON CITY PUBLIC DEPARTMENT.

SCALE
1" = 10'

DEVELOPED AREAS:
0.24%
1.07%

FOOTPRINT PERCENTAGE OF DEVELOPED LOT COVERED BY BUILDING: 32.21%

PERCENTAGE WITHIN WALLED AREA: 13.88%

SET BACKS:
WEST: 10' 0"
SOUTH: 10' 0"
EAST: 10' 0"
NORTH: 10' 0"
WEST DEVELOPED LINE: 10' 0"
PERCENTAGE LANDSCAPED DEVELOPED AREA: 6.1178%



NOTE 1
ALL UNPAVED LANDSCAPE AREAS TO BE COVERED WITH 1/2" INCH DEPTH OF DECOMPOSED GRANITE OF COLOR TO BE SPECIFIED.

NOTE 2
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SCALE
1" = 10'



VICINITY MAP
NO SCALE

LANDSCAPE PLANTING PLAN
11-16-05

