



# Notice and Agenda

## Technical Review Meeting

### Council Chambers - City Hall

### 10 E. Mesquite Blvd. - 2nd Floor

### TUESDAY, FEBRUARY 2, 2021 - 1:30 PM

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*Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.*

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## **1. Public Comments**

*During the Public Comment portion of the agenda, comments are to be limited to matters not appearing on the agenda or do not provide for specific public comment under another agenda item. . Public Comment will be provided on each agenda under each specific item of business. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.*

- 1.1. Public Comment  
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## **2. Consent Agenda**

*Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.*

2.1. Consideration for approval of the Tuesday, February 9, 2021 Regular City Council Meeting agenda.

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2.2. Consideration of approval of:

- a) Notification of Budget Transfers
- b) Notification of Budget Amendments
- c) Notification of Bills Paid
- d) Purchase Orders

- Public Comment
- Discussion and Possible Action

[Cover Page](#)

[Check Register - City Council Agenda 01.09.21 to 01.24.21.pdf](#)

[City Council - Budget Trsfrs & POS 02.09.2021.pdf](#)

2.3. Consideration of Approval of Resolution No. R21-010, adopting an Interlocal Contract (No. 1260) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for 2021 Street Construction Project – Isaac Newton Drive.

- Public Comments
- Discussion and Possible Action

[Cover Page](#)

[RES 21-010.pdf](#)

[InterlocalContract RTC No1260.pdf](#)

2.4. Consideration of Approval of Resolution R21-011, adopting Supplemental No. 5 to Interlocal Agreement (MES01E17) for the Town Wash – Mesa Boulevard, El Dorado to Town Wash Storm Drain Project between the City of Mesquite and the Clark County Regional Flood Control District

- Public Comments
- Discussion and Possible Action

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[Resolution R21-011.pdf](#)

[InterlocalContract 5thSupplemental MES01E17.pdf](#)

[Exhibit A.pdf](#)

### **3. Special Items**

- 3.1. Presentation of the Distinguished Citizen Award for 2020.  
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### **4. Department Reports**

- 4.1. Mayor's Comments and Reports  
[Cover Page](#)
- 4.2. City Council and Staff Reports  
[Cover Page](#)

### **5. Adoption of Bills as Ordinances**

- 5.1. Consideration of the adoption of Bill B21-001 as Ordinance B21-001, a staff-initiated amendment to Mesquite Municipal Code Title 9- the City's Zoning Ordinance. The proposed amendments would provide or amend several definitions including private kennels, thrift stores, and breweries/ brewpubs, and provide for these uses within appropriate zoning districts. The proposed amendments also delete the use table, and will use the descriptions of the individual zoning districts to list permitted and conditional uses. The amendments also propose to move a section regarding special setbacks from freeways and drainage canals to a more conspicuous place in the code.

- Public Hearing
- Discussion and Possible Action

[Cover Page](#)

[2020 Code Cleanup Council Memo draft.docx](#)

[2020 cleanup code amendment ord draft.docx](#)

### **6. Administrative Items**

6.1. Consideration for approval of Resolution R21-008 to Update of the Housing Element of the Mesquite Master Plan as recommended by the Master Plan Advisory Board.

- Public Hearing
- Discussion and Possible Action

[Cover Page](#)

[CC Staff Report Housing Element Update Feb 2021.docx](#)

[Resolution R21-008 Housing Element.docx](#)

[Housing Element 01222021 Update.doc](#)

[Appendix A Housing Needs Assessment\(2\).pdf](#)

6.2. Consideration for approval of Resolution R21-009 to Update of the Public Facilities and Services Element of the Mesquite Master Plan as recommended by the Master Plan Advisory Board.

- Public Hearing
- Discussion and Possible Action

[Cover Page](#)

[CC Staff Report Pub Fac Update Feb 2021.docx](#)

[Resolution R21-009 Public Facilities Element.docx](#)

[Draft PSFElement draft 01222021.doc](#)

6.3. Discussion and possible action regarding filling the vacant position of City Attorney and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

[Cover Page](#)

[Jan 12, 2021 City Attorney Agenda Item.pdf](#)

6.4. Review of findings by the City Manager as to confirm use of City Resources for Political purposes by the Mesquite Police Officer's Association with direction for remedy to the extent possible and answer from staff as to whether the Mesquite Police Officer's Association Collective Bargaining Agreement allowing the nominal use of City Resources extends to the Mesquite Police Officer's Association Political Action Committee.



- Public Comment
- Discussion and Possible Action

[Cover Page](#)

## **7. Public Comments**

*After all council business has concluded, this Public Comment portion of the agenda shall be open to all viewpoint comments, including agendized items. . Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.*

### 7.1. Public Comment

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## **8. Adjournment**

### 8.1. Adjournment

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*Note: Please be advised that the Standing Rules of the City Council are available for your information and posted in the bulletin board on the first floor of City Hall. The Standing Rules govern the conduct of City Council Meetings. These Standing Rules may be acted upon and utilized by the Mayor and City Council at any City Council Meeting.*

*To obtain any or all supporting materials for this Agenda, please contact the Clerk's Office at 702-346-5295.*

*Members of the public who are disabled and require special assistance or accommodation at the meeting are requested to notify the City Clerk's Office -City Hall in writing at 10 E. Mesquite Blvd., Mesquite, NV, 89027 or by calling 346-5295 twenty-four hours in advance of the meeting.*

*THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 AM ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:*

1. Mesquite City Hall, 10 E. Mesquite Blvd., Mesquite, Nevada
2. Mesquite Community & Senior Center, 102 W. Old Mill Road, Mesquite, Nevada
3. Mesquite Post Office, 510 W. Mesquite Blvd., Mesquite, Nevada

4. *Mesquite Library, 121 W. First North, Mesquite, Nevada*

The agenda is also available on the Internet at <http://www.mesquitenv.gov> and <http://nv.gov>

## **RULES OF PROCEDURE**

### **1. Authority:**

1.1 The Mesquite City Charter Article II, Section 2.060(2), Provides that the **City Council** may adopt rules for the government of its members and its meetings; These Rules of Procedure shall be in effect upon their adoption by the Council and until such time as they are amended or new rules are adopted in the manner provided by these Rules of Procedure.

### **2. General Rules:**

2.1. **PUBLIC MEETINGS:** All meetings of the Council shall be open to the public, except those provided in NRS 241 and 288. The agenda and backup material shall be open to public inspection in the City Clerk's Office.

2.2 **QUORUM:** A majority of the members of the Council shall constitute a quorum and be necessary for the transaction of business. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.

2.3 **MINUTES:** A written account of all proceedings of the Council shall be kept by the City Clerk and shall be entered into the official records of the Council.

2.4 **RIGHT TO FLOOR:** Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.

2.5 **CITY MANAGER:** The City Manager or his/her designee shall attend all meetings of the Council. The City Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council, but shall have no vote.

2.6 **CITY ATTORNEY:** The City Attorney or Deputy City Attorney shall attend all meetings of the Council and shall, upon request, given an opinion, either written or verbal, on questions of the law.

2.7 **CITY CLERK:** The City Clerk or Deputy City Clerk shall attend all meetings of the Council and shall keep the official minutes and perform such other duties as required by the Council.

2.8 **OFFICERS AND STAFF:** Department heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings upon request of the City Manager.

2.9 **RULES OF ORDER:** "Roberts Rules of Order Newly Revised" 11<sup>th</sup> Edition shall govern the proceedings of the Council in all cases, provided they are not in conflict with these rules.

### **3. Types of Meetings:**

3.1 **REGULAR CITY COUNCIL MEETINGS:** The City Council shall meet in regular session at 5:00 p.m. on the second and fourth Tuesday of each month. The City Council may, as it deems necessary, schedule a regular meeting on a date other than the second and fourth Tuesday of each month, in accordance with Article II, Section 2.040 of the Mesquite City Charter and the provisions of Nevada Revised Statutes ("NRS") chapter 241.

3.2 **TECHNICAL REVIEW MEETINGS:** Pursuant to Article II, Section 2.040(2) of the Mesquite City Charter, the City Council shall hold Technical Review Meeting at 1:30 p.m. on the first and third Tuesday of each month. The purpose of

Technical Review Meetings shall be to establish the business to be heard for only the next relevant Regular City Council meeting and other matters properly related thereto.

- 3.3 **ROLE OF MAYOR:** The Mayor shall preside over both Technical Review Meetings and Regular City Council Meetings. The Mayor may decide in what order to take business from the Agenda. In the Mayor's absence, the Mayor Pro Tem shall fulfill the role of the Mayor. If both the Mayor Pro Tem and the Mayor are absent, the City Council shall choose by majority vote a temporary chair who shall fulfill the administrative duties of presiding over the City Council Meeting. Nothing in this provision shall either abridge or delegate the duties of the Mayor, Mayor Pro Tem or the City Council as provided in Article III of the Mesquite City Charter, except as to the sole issue of fulfilling administrative duties and conducting and directing business during a meeting.
- 3.4 **PLACE OF MEETINGS:** The City Council herewith designates as its Council Chambers, for the conduct of all regular meetings, the Council Chambers in City Hall located at 10 East Mesquite Boulevard, Mesquite, Nevada, or such other place as the City Council may from time to time determine.
- 3.5 **SPECIAL MEETINGS:** Special meetings of the City Council include any meeting other than its regular meetings of a quorum of the City Council not exempted from the requirements of NRS Chapter 241. Special meetings of the City Council may be called by the Mayor or a majority of the City Council in compliance with Article II, Section 2.050 of the Mesquite City Charter and the provisions of NRS chapter 241.
- 3.6 **ADJOURNED MEETINGS:** Any meeting of the City Council may be continued or adjourned from day to day by a call of the Mayor or Councilmember and ratified by a majority vote, and in accordance with an agenda noticed pursuant to NRS chapter 241, but not beyond the next scheduled regular meeting.
- 3.7 **EXECUTIVE SESSIONS:** Executive sessions, closed meetings or non-public meetings may be held in accordance with the provisions of NRS chapters 241 and 288.220.

#### **4. Duties of Presiding Officer and Meeting Decorum**

- 4.1 **PRESIDING OFFICER:** The Mayor, when present, shall preside as Chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tern shall preside; in the absence of the Mayor and Mayor Pro Tern, the quorum of present Councilmembers shall choose a presiding officer. The Presiding Officer of any meeting of the City Council shall have the same right as any other member of the City Council to initiate a motion, question or debate. The Presiding Officer shall preserve order and decorum, and confine Councilmembers in debate to the question under discussion.
- 4.2 **COUNCIL VOTE:** Unless a roll call vote is requested or necessitated due to a malfunction of the electronic vote system, the vote on any motion, resolution or ordinance shall be cast electronically and displayed for public view.
- 4.3 **DECORUM OF THE DAIS:** During meetings, all persons present shall assist in preserving order and decorum by limiting conversation and the use of cellular devices that may delay or interrupt the proceedings.
- 4.4 **POINTS OF ORDER:** Any Councilmember may at any time raise a point of order objection as appropriate by stating the phrase "Point of Order." The Councilmember shall be afforded the opportunity to explain his or her point of order objection to the Mayor. The Mayor shall rule on the point of order. The Mayor may seek advice from the City Clerk in ruling upon any point of order. If the Mayor's ruling is against the Council member's call for the Point of Order, a vote of the Council may be requested.

#### **5. Order of Business and Agenda**

- 5.1 **AGENDA:** The order of business of each meeting shall be as contained in the agenda in accordance with NRS 241 prepared by the City Clerk and approved by the City Manager. The agenda shall be delivered to members of the Council at least three (3) working days preceding the meeting to which it pertains.

5.2 **SPECIAL INTEREST/PRESENTATION ITEMS:** Unless otherwise approved by the City Manager, and in order to provide for the effective administration of City Council business, a maximum of four (4) items of special interest or presentation shall be scheduled on one agenda. Special Interest/Presentation items must appear on the agenda and it is not appropriate for presentations to be made during the public comment portion of the meeting.

**6. Voting**

6.1 All voting procedures shall be in accordance with Parliamentary Authority.

6.2 **POINT OF INFORMATION:** This is a request by a Council member, directed to the Presiding Officer or appropriate individual for information relevant to the pending item. A Point of Information takes precedence over a main motion, is not debatable, is not amendable, is not superseded by other motions, and is ruled on for appropriateness by the Presiding Officer.

6.3 **ABSTENTIONS:** A member may abstain from voting for any reason s/he deems appropriate.

6.4 **FAILURE OF AFFIRMATIVE MOTION:** The failure of a motion calling for affirmative action is not the equivalent of the passage of a motion calling for the opposite negative action. The failure of such affirmative motion constitutes no action.

6.5 **FAILURE OF NEGATIVE MOTION:** The failure of a motion calling for a negative action is not the equivalent of the passage of a motion calling for the opposite affirmative action. The failure of such a negative motion constitutes no action.

6.6 **LACK OF PASSAGE OF A MOTION:** In some instances (maps in particular, per NRS) lack of passage of a motion may result in the item being “deemed approved.” In other instances no action may result in confusion and complication for the applicant. In all cases the City Council will strive to achieve a decision or action.

**7. Citizens’ Rights**

7.1 **ADDRESSING THE CITY COUNCIL:** Any person desiring to address the Council by oral communication can do such during Public Comments (at the beginning and closing of the meeting), or on a particular item on the agenda.

7.2 **TIME LIMIT:** Each person addressing the Council shall step to the microphone, shall give his/her name in an audible tone of voice for the record and, unless further time is granted by the Presiding Officer, shall limit the time of his/her comments to three (3) minutes.

7.3 **PUBLIC COMMENT CONTENT:** The presiding officer or the majority of City Council may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

7.4 **DISRUPTIVE CONDUCT:** Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the Presiding Officer or majority of the City Council. A person willfully disrupts a meeting when s/he (1) uses physical violence, threatens the use of physical violence or provokes the use of physical violence, or (2) continues to use loud, boisterous, unruly, or provocative behavior after being asked to stop, which behavior is determined by the Presiding Officer or a majority of the City Council present to be disruptive to the orderly conduct of the meeting, or (3) fails to comply with any lawful decision or order of the Presiding Officer or of a majority of the City Council relating to the orderly conduct of the meeting.

**7.5 WRITTEN COMMUNICATIONS:**

a. In General: Interested parties or their authorized representatives may address the Council by written communication in regard to any matter concerning the City’s business or over which the Council has control at any time by direct mail to Council members, email, or by addressing it to the City Clerk and copies will be distributed to the Council members.

b. At City Council Meetings: Except as provided in subsection c, written communications will not be read at City Council meetings, but will be attached to the item as part of the record, tallied, and reported by the City Clerk as generally in favor of or against the proposition.

c. Exceptions: A written communication to the City Council may be read by City staff at a City Council meeting when (1) the person making the written communication has asked it be read aloud, (2) the person is unavailable to be at the meeting due to emergency or illness, (3) the written communication can be read in an ordinary cadence within three minutes, and (4) the person's name appears on the written communication and will be read into the record.

**8. Suspension and Amendment of These Rules**

8.1 **SUSPENSION OF THESE RULES:** Any provision of these rules not governed by law may be temporarily suspended by a majority vote of the City Council.

8.2 **AMENDMENT OF THESE RULES:** These rules may be amended, or new rules adopted, by a majority vote of all members of the City Council, provided that the proposed amendments or new rules have been introduced into the records at a prior City Council meeting.



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Public Comment

**Recommendation:**

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None

**Background:**

**Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Consideration for approval of the Tuesday, February 9, 2021 Regular City Council Meeting agenda.

**Recommendation:**

Approve the Tuesday, February 9, 2021 Regular City Council Meeting agenda.

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None.

**Background:**

**Attachments:**

- [Cover Page](#)



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Consideration for approval of the Tuesday, February 9, 2021 Regular City Council Meeting agenda.

**Recommendation:**

Approve the Tuesday, February 9, 2021 Regular City Council Meeting agenda.

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None.

**Background:**

**Attachments:**

-





## Technical Review Meeting Agenda Item Report

Submitted by: Dodie Melendez  
Submitting Department: Finance  
Meeting Date: February 2, 2021

### Subject:

Consideration of approval of:

- a) Notification of Budget Transfers
- b) Notification of Budget Amendments
- c) Notification of Bills Paid
- d) Purchase Orders

- Public Comment
- Discussion and Possible Action

### Recommendation:

Approval of Budget Transfers, Budget Amendments, Bills Paid, and Purchase Orders

### Petitioner:

Dodie Melendez - Finance Director

### Is this a budgeted item?

No

### Fiscal Impact:

See Attachment

### Background:

See Attachment

### Attachments:

- [Check Register - City Council Agenda 01.09.21 to 01.24.21.pdf](#)
- [City Council - Budget Trsfrs & POS 02.09.2021.pdf](#)

Report Criteria:

Report type: GL detail

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21         | 01/20/2021       | 180767       | 17161         | 260 EAST MESQUITE BLVD. LLC    | 011921         | 1                | 90-26100           | .00            | 95,756.71      | 95,756.71    |
| Total 180767: |                  |              |               |                                |                |                  |                    | .00            |                | 95,756.71    |
| 01/21         | 01/20/2021       | 180768       | 14628         | AIR CONDITIONING DISCOUNT SUP  | 17395          | 1                | 10-63-250          | .00            | 46.64          | 46.64        |
| 01/21         | 01/20/2021       | 180768       | 14628         | AIR CONDITIONING DISCOUNT SUP  | 17456          | 1                | 10-63-250          | .00            | 33.24          | 33.24        |
| Total 180768: |                  |              |               |                                |                |                  |                    | .00            |                | 79.88        |
| 01/21         | 01/20/2021       | 180769       | 11509         | ANIMAL CARE EQUIP & SVC        | 88713          | 1                | 10-70-610          | .00            | 497.00         | 497.00       |
| Total 180769: |                  |              |               |                                |                |                  |                    | .00            |                | 497.00       |
| 01/21         | 01/20/2021       | 180770       | 14998         | BARNEY MCKENNA & OLMSTEAD P.C. | 179963         | 1                | 10-50-310          | .00            | 7,904.40       | 7,904.40     |
| Total 180770: |                  |              |               |                                |                |                  |                    | .00            |                | 7,904.40     |
| 01/21         | 01/20/2021       | 180771       | 14265         | BEST DEAL SPRINGS INC          | 30007325-01    | 1                | 10-66-250          | .00            | 12.54          | 12.54        |
| 01/21         | 01/20/2021       | 180771       | 14265         | BEST DEAL SPRINGS INC          | 30007956-00    | 1                | 10-66-250          | .00            | 42.14          | 42.14        |
| Total 180771: |                  |              |               |                                |                |                  |                    | .00            |                | 54.68        |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 1                | 52-40-310          | .00            | 35.00          | 35.00        |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 2                | 10-46-310          | .00            | 210.00         | 210.00       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 3                | 10-46-310          | .00            | 50.00          | 50.00        |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 4                | 10-46-310          | .00            | 68.00          | 68.00        |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 5                | 52-40-310          | .00            | 100.00         | 100.00       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 6                | 10-46-310          | .00            | 100.00         | 100.00       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 7                | 10-46-310          | .00            | 229.76         | 229.76       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 8                | 83-82-610          | .00            | 244.12         | 244.12       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 9                | 83-81-610          | .00            | 244.12         | 244.12       |
| 01/21         | 01/20/2021       | 180772       | 4755          | CASELLE INC.                   | 106685         | 10               | 52-40-310          | .00            | 718.00         | 718.00       |
| Total 180772: |                  |              |               |                                |                |                  |                    | .00            |                | 1,999.00     |
| 01/21         | 01/20/2021       | 180773       | 17203         | CHERYLE SMITH                  | 011421         | 1                | 10-34-100          | .00            | 22.00          | 22.00        |

M = Manual Check, V = Void Check

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|-----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180773: |                  |              |               |                                   |                |                  |                    | .00            |                | 22.00        |
| 01/21         | 01/20/2021       | 180774       | 15940         | CITY OF HENDERSON                 | MSC-503455     | 1                | 10-54-310          | .00            | 2,972.00       | 2,972.00     |
| Total 180774: |                  |              |               |                                   |                |                  |                    | .00            |                | 2,972.00     |
| 01/21         | 01/20/2021       | 180775       | 5575          | CITY OF MESQUITE                  | 010621         | 1                | 31-49-570          | .00            | 1,661.82       | 1,661.82     |
| Total 180775: |                  |              |               |                                   |                |                  |                    | .00            |                | 1,661.82     |
| 01/21         | 01/20/2021       | 180776       | 14074         | CLARK COUNTY DEPT- AIR QUALITY    | 011921         | 1                | 45-40-805          | .00            | 179.60         | 179.60       |
| Total 180776: |                  |              |               |                                   |                |                  |                    | .00            |                | 179.60       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257017       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257018       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257066       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257067       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257068       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257069       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257070       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257071       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257072       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| 01/21         | 01/20/2021       | 180777       | 15973         | CC Eighth Judicial District Court | 90257073       | 1                | 10-51-310          | .00            | 808.00         | 808.00       |
| Total 180777: |                  |              |               |                                   |                |                  |                    | .00            |                | 8,080.00     |
| 01/21         | 01/20/2021       | 180778       | 17204         | DEBRA BUSH                        | 011321         | 1                | 10-34-400          | .00            | 71.25          | 71.25        |
| Total 180778: |                  |              |               |                                   |                |                  |                    | .00            |                | 71.25        |
| 01/21         | 01/20/2021       | 180779       | 10588         | DOCUMENT SOLUTIONS PLUS           | 233162         | 1                | 10-49-250          | .00            | 2,463.40       | 2,463.40     |
| Total 180779: |                  |              |               |                                   |                |                  |                    | .00            |                | 2,463.40     |
| 01/21         | 01/20/2021       | 180780       | 12705         | ECMS, INC                         | INV450080      | 1                | 10-57-250          | .00            | 1,935.21       | 1,935.21     |
| 01/21         | 01/20/2021       | 180780       | 12705         | ECMS, INC                         | INV450082      | 1                | 10-57-250          | .00            | 1,064.02       | 1,064.02     |

M = Manual Check, V = Void Check

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180780: |                  |              |               |                                  |                |                  |                    | .00            |                | 2,999.23     |
| 01/21         | 01/20/2021       | 180781       | 15904         | ENERSPECT MEDICAL SOLUTIONS, LLC | 54971          | 1                | 10-57-615          | .00            | 407.55         | 407.55       |
| Total 180781: |                  |              |               |                                  |                |                  |                    | .00            |                | 407.55       |
| 01/21         | 01/20/2021       | 180782       | 17113         | FENNEMORE CRAIG, P.C.            | 1059882        | 1                | 10-41-310          | .00            | 1,785.00       | 1,785.00     |
| Total 180782: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,785.00     |
| 01/21         | 01/20/2021       | 180783       | 2245          | GRAINGER INC                     | 9754725233     | 1                | 10-63-610          | .00            | 79.45          | 79.45        |
| Total 180783: |                  |              |               |                                  |                |                  |                    | .00            |                | 79.45        |
| 01/21         | 01/20/2021       | 180784       | 16535         | GRAYBAR ELECTRIC COMPANY INC     | 9319582816     | 1                | 97-40-047          | .00            | 175.77         | 175.77       |
| Total 180784: |                  |              |               |                                  |                |                  |                    | .00            |                | 175.77       |
| 01/21         | 01/20/2021       | 180785       | 16105         | HENRY SCHEIN INC                 | 87568091       | 1                | 31-49-560          | .00            | 1,282.33       | 1,282.33     |
| 01/21         | 01/20/2021       | 180785       | 16105         | HENRY SCHEIN INC                 | 87878324       | 1                | 10-57-615          | .00            | 70.65          | 70.65        |
| 01/21         | 01/20/2021       | 180785       | 16105         | HENRY SCHEIN INC                 | 88067341       | 1                | 10-57-615          | .00            | 65.74          | 65.74        |
| 01/21         | 01/20/2021       | 180785       | 16105         | HENRY SCHEIN INC                 | 88067467       | 1                | 10-57-615          | .00            | 65.74          | 65.74        |
| Total 180785: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,484.46     |
| 01/21         | 01/20/2021       | 180786       | 2452          | HIGH DESERT SUPPLY               | IN00195877     | 1                | 10-66-250          | .00            | 204.18         | 204.18       |
| 01/21         | 01/20/2021       | 180786       | 2452          | HIGH DESERT SUPPLY               | IN00196024     | 1                | 10-66-250          | .00            | 76.32          | 76.32        |
| Total 180786: |                  |              |               |                                  |                |                  |                    | .00            |                | 280.50       |
| 01/21         | 01/20/2021       | 180787       | 12669         | HOME DEPOT                       | 8026160        | 1                | 12-87-610          | .00            | 897.93         | 897.93       |
| Total 180787: |                  |              |               |                                  |                |                  |                    | .00            |                | 897.93       |
| 01/21         | 01/20/2021       | 180788       | 17205         | JARROD BOLTON                    | 1448           | 1                | 15-23200           | .00            | 2,000.00       | 2,000.00     |
| Total 180788: |                  |              |               |                                  |                |                  |                    | .00            |                | 2,000.00     |

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| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|-----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21         | 01/20/2021       | 180789       | 16557         | JENSEN PROPERTY MGMT & LEASING    | 011421         | 1                | 30-01-340          | .00            | 1,100.00       | 1,100.00     |
| Total 180789: |                  |              |               |                                   |                |                  |                    | .00            |                | 1,100.00     |
| 01/21         | 01/20/2021       | 180790       | 17160         | JERRY CORDOVA ONG                 | 011321         | 1                | 17-34-405          | .00            | 400.00         | 400.00       |
| Total 180790: |                  |              |               |                                   |                |                  |                    | .00            |                | 400.00       |
| 01/21         | 01/20/2021       | 180791       | 10158         | LAS VEGAS METRO POLICE DEPT       | 2421003492     | 1                | 31-49-740          | .00            | 5,914.54       | 5,914.54     |
| Total 180791: |                  |              |               |                                   |                |                  |                    | .00            |                | 5,914.54     |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1059907        | 1                | 31-49-560          | .00            | 1,195.50       | 1,195.50     |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1061767        | 1                | 10-57-615          | .00            | 116.30         | 116.30       |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1061860        | 1                | 10-57-615          | .00            | 151.20         | 151.20       |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1062562        | 1                | 10-57-615          | .00            | 7.86           | 7.86         |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1062991        | 1                | 10-57-615          | .00            | 176.50         | 176.50       |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1062992        | 1                | 10-57-615          | .00            | 176.50         | 176.50       |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1064711        | 1                | 10-57-615          | .00            | 89.82          | 89.82        |
| 01/21         | 01/20/2021       | 180792       | 9516          | LIFE ASSIST INC.                  | 1066402        | 1                | 10-57-615          | .00            | 675.67         | 675.67       |
| Total 180792: |                  |              |               |                                   |                |                  |                    | .00            |                | 2,589.35     |
| 01/21         | 01/20/2021       | 180793       | 17202         | LIFTNOW AUTOMOTIVE EQUIPMENT CORP | MESQUITEI      | 1                | 10-66-610          | .00            | 818.00         | 818.00       |
| Total 180793: |                  |              |               |                                   |                |                  |                    | .00            |                | 818.00       |
| 01/21         | 01/20/2021       | 180794       | 17154         | LITTLER MENDELSON PC              | 5367851        | 1                | 10-41-310          | .00            | 7,031.20       | 7,031.20     |
| 01/21         | 01/20/2021       | 180794       | 17154         | LITTLER MENDELSON PC              | 5367852        | 1                | 10-41-310          | .00            | 519.35         | 519.35       |
| Total 180794: |                  |              |               |                                   |                |                  |                    | .00            |                | 7,550.55     |
| 01/21         | 01/20/2021       | 180795       | 16352         | LOS LUPES                         | 011221         | 1                | 31-49-570          | .00            | 10,000.00      | 10,000.00    |
| Total 180795: |                  |              |               |                                   |                |                  |                    | .00            |                | 10,000.00    |
| 01/21         | 01/20/2021       | 180796       | 17214         | MANUFACTURERS & TRADERS TRUST CO  | 010721         | 1                | 31-49-570          | .00            | 4,587.13       | 4,587.13     |

M = Manual Check, V = Void Check

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                        | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180796: |                  |              |               |                              |                |                  |                    | .00            |                | 4,587.13     |
| 01/21         | 01/20/2021       | 180797       | 15150         | MAVERIK INC #342             | 011921         | 1                | 10-32-110          | .00            | 50.00          | 50.00        |
| Total 180797: |                  |              |               |                              |                |                  |                    | .00            |                | 50.00        |
| 01/21         | 01/20/2021       | 180798       | 3344          | MESQUITE CHAMBER OF COMMERCE | E6248          | 1                | 10-57-610          | .00            | 10.00          | 10.00        |
| Total 180798: |                  |              |               |                              |                |                  |                    | .00            |                | 10.00        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 346569         | 1                | 10-63-610          | .00            | 29.52          | 29.52        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 346576         | 1                | 10-63-610          | .00            | 20.97          | 20.97        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 346656         | 1                | 10-63-610          | .00            | 33.98          | 33.98        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 346943         | 1                | 10-63-250          | .00            | 34.98          | 34.98        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 346953         | 1                | 10-63-250          | .00            | 139.98         | 139.98       |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347264         | 1                | 10-63-610          | .00            | 20.97          | 20.97        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347420         | 1                | 10-63-610          | .00            | 67.50          | 67.50        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347502         | 1                | 10-63-610          | .00            | 24.48          | 24.48        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347640         | 1                | 10-70-610          | .00            | 16.39          | 16.39        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347681         | 1                | 10-63-610          | .00            | 39.99          | 39.99        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347700         | 1                | 10-63-610          | .00            | 35.98          | 35.98        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347738         | 1                | 52-40-610          | .00            | 49.75          | 49.75        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347758         | 1                | 52-40-610          | .00            | 59.96          | 59.96        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347783         | 1                | 10-63-610          | .00            | 14.99          | 14.99        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347790         | 1                | 10-65-610          | .00            | 22.97          | 22.97        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347802         | 1                | 10-81-610          | .00            | 29.95          | 29.95        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347826         | 1                | 10-81-610          | .00            | 29.34          | 29.34        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347837         | 1                | 10-81-610          | .00            | 8.58           | 8.58         |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347873         | 1                | 10-57-610          | .00            | 9.99           | 9.99         |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 347886         | 1                | 10-81-610          | .00            | 24.77          | 24.77        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348009         | 1                | 10-76-610          | .00            | 77.50          | 77.50        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348036         | 1                | 10-76-610          | .00            | 14.16          | 14.16        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348113         | 1                | 10-76-610          | .00            | 4.59           | 4.59         |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348117         | 1                | 10-65-610          | .00            | 11.97          | 11.97        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348240         | 1                | 10-81-610          | .00            | 38.98          | 38.98        |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | 348244         | 1                | 10-70-610          | .00            | 199.01         | 199.01       |
| 01/21         | 01/20/2021       | 180799       | 3500          | MESQUITE LUMBER & SUPPLY     | K47658         | 1                | 10-76-610          | .00            | 1.59           | 1.59         |

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| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                                    | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|--|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180799: |                  |              |               |  |                |                  |                    | .00            |                | 1,062.84     |
| 01/21         | 01/20/2021       | 180800       | 17213         | MESQUITE TRAILS RV LLC                   | 010621         | 1                | 10-32-500          | .00            | 50.00          | 50.00        |
| Total 180800: |                  |              |               |  |                |                  |                    | .00            |                | 50.00        |
| 01/21         | 01/20/2021       | 180801       | 3457          | MESQUITE VETERINARY CLINIC               | 172242         | 1                | 10-70-310          | .00            | 1,732.21       | 1,732.21     |
| 01/21         | 01/20/2021       | 180801       | 3457          | MESQUITE VETERINARY CLINIC               | 172243         | 1                | 10-70-310          | .00            | 468.09         | 468.09       |
| Total 180801: |                  |              |               |  |                |                  |                    | .00            |                | 2,200.30     |
| 01/21         | 01/20/2021       | 180802       | 3653          | MOUNT OLYMPUS WATERS, INC.               | 10219327 01    | 1                | 10-41-240          | .00            | 9.98           | 9.98         |
| 01/21         | 01/20/2021       | 180802       | 3653          | MOUNT OLYMPUS WATERS, INC.               | 10219327 01    | 2                | 10-49-240          | .00            | 111.46         | 111.46       |
| 01/21         | 01/20/2021       | 180802       | 3653          | MOUNT OLYMPUS WATERS, INC.               | 10219327 01    | 3                | 12-87-610          | .00            | 24.76          | 24.76        |
| 01/21         | 01/20/2021       | 180802       | 3653          | MOUNT OLYMPUS WATERS, INC.               | 10219825 01    | 1                | 16-71-610          | .00            | 14.77          | 14.77        |
| Total 180802: |                  |              |               |  |                |                  |                    | .00            |                | 160.97       |
| 01/21         | 01/20/2021       | 180803       | 14058         | MTM CLEANING SERVICE                     | 402            | 1                | 10-54-310          | .00            | 150.00         | 150.00       |
| 01/21         | 01/20/2021       | 180803       | 14058         | MTM CLEANING SERVICE                     | 403            | 1                | 10-63-310          | .00            | 1,040.00       | 1,040.00     |
| 01/21         | 01/20/2021       | 180803       | 14058         | MTM CLEANING SERVICE                     | 403            | 2                | 31-49-560          | .00            | 640.00         | 640.00       |
| 01/21         | 01/20/2021       | 180803       | 14058         | MTM CLEANING SERVICE                     | 404            | 1                | 31-49-560          | .00            | 400.00         | 400.00       |
| Total 180803: |                  |              |               |  |                |                  |                    | .00            |                | 2,230.00     |
| 01/21         | 01/20/2021       | 180804       | 1603          | NEVADA ORGANIZATION of BUILDING OFFICALS | 13             | 1                | 10-61-210          | .00            | 150.00         | 150.00       |
| Total 180804: |                  |              |               |  |                |                  |                    | .00            |                | 150.00       |
| 01/21         | 01/20/2021       | 180805       | 17023         | NICHOLAS ANTONIO DIAZ                    | NOV 2020       | 1                | 17-80-310          | .00            | 234.00         | 234.00       |
| Total 180805: |                  |              |               |  |                |                  |                    | .00            |                | 234.00       |
| 01/21         | 01/20/2021       | 180806       | 16144         | PAMELA SADLER                            | 010621         | 1                | 10-34-400          | .00            | 165.87         | 165.87       |
| Total 180806: |                  |              |               |  |                |                  |                    | .00            |                | 165.87       |
| 01/21         | 01/20/2021       | 180807       | 15035         | PRIORITY DISPATCH CORP                   | SIN234340      | 1                | 10-56-230          | .00            | 1,095.00       | 1,095.00     |

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|---------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180807: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,095.00     |
| 01/21         | 01/20/2021       | 180808       | 17206         | READY GOLF CARS                  | 011921         | 1                | 01-11750           | .00            | 3,260.80       | 3,260.80     |
| Total 180808: |                  |              |               |                                  |                |                  |                    | .00            |                | 3,260.80     |
| 01/21         | 01/20/2021       | 180809       | 17211         | RED SLOPES SOCCER                | 011321         | 1                | 17-34-405          | .00            | 200.00         | 200.00       |
| Total 180809: |                  |              |               |                                  |                |                  |                    | .00            |                | 200.00       |
| 01/21         | 01/20/2021       | 180810       | 17212         | RED STAR FENCE COMPANY           | 011321         | 1                | 10-32-100          | .00            | 350.00         | 350.00       |
| Total 180810: |                  |              |               |                                  |                |                  |                    | .00            |                | 350.00       |
| 01/21         | 01/20/2021       | 180811       | 17209         | RENO NEWSPAPERS, INC             | 0003593184     | 1                | 10-57-210          | .00            | 1,060.00       | 1,060.00     |
| Total 180811: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,060.00     |
| 01/21         | 01/20/2021       | 180812       | 8598          | RMT EQUIPMENT                    | P25258         | 1                | 10-66-250          | .00            | 392.47         | 392.47       |
| 01/21         | 01/20/2021       | 180812       | 8598          | RMT EQUIPMENT                    | P25444         | 1                | 10-66-250          | .00            | 74.92          | 74.92        |
| Total 180812: |                  |              |               |                                  |                |                  |                    | .00            |                | 467.39       |
| 01/21         | 01/20/2021       | 180813       | 13715         | SALT LAKE WHOLESALE SPORTS       | 67477          | 1                | 10-54-260          | .00            | 3,206.60       | 3,206.60     |
| Total 180813: |                  |              |               |                                  |                |                  |                    | .00            |                | 3,206.60     |
| 01/21         | 01/20/2021       | 180814       | 15430         | SATELLITE TRACKING OF PEOPLE LLC | STPINV0007     | 1                | 15-40-350          | .00            | 218.50         | 218.50       |
| Total 180814: |                  |              |               |                                  |                |                  |                    | .00            |                | 218.50       |
| 01/21         | 01/20/2021       | 180815       | 4750          | SCHOLZEN PRODUCTS CO INC         | 6530750-00     | 1                | 10-65-615          | .00            | 1,234.31       | 1,234.31     |
| Total 180815: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,234.31     |
| 01/21         | 01/20/2021       | 180816       | 12196         | SHERWIN WILLIAMS STORE 8541      | 2210-8         | 1                | 10-63-610          | .00            | 20.80          | 20.80        |
| 01/21         | 01/20/2021       | 180816       | 12196         | SHERWIN WILLIAMS STORE 8541      | 2387-4         | 1                | 10-63-610          | .00            | 21.24          | 21.24        |
| 01/21         | 01/20/2021       | 180816       | 12196         | SHERWIN WILLIAMS STORE 8541      | 2569-7         | 1                | 10-63-610          | .00            | 29.59          | 29.59        |

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| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                           | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|---------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21         | 01/20/2021       | 180816       | 12196         | SHERWIN WILLIAMS STORE 8541     | 2650-5         | 1                | 13-40-450          | .00            | 406.04         | 406.04       |
| 01/21         | 01/20/2021       | 180816       | 12196         | SHERWIN WILLIAMS STORE 8541     | 2917-8         | 1                | 10-81-610          | .00            | 71.37          | 71.37        |
| Total 180816: |                  |              |               |                                 |                |                  |                    | .00            |                | 549.04       |
| 01/21         | 01/20/2021       | 180817       | 11387         | SO. NV HEALTH DISTRICT          | IN0259088      | 1                | 12-87-610          | .00            | 391.00         | 391.00       |
| Total 180817: |                  |              |               |                                 |                |                  |                    | .00            |                | 391.00       |
| 01/21         | 01/20/2021       | 180818       | 11387         | SOUTHERN NEVADA HEALTH DISTRICT | IN0260319      | 1                | 12-87-610          | .00            | 227.00         | 227.00       |
| 01/21         | 01/20/2021       | 180818       | 11387         | SOUTHERN NEVADA HEALTH DISTRICT | IN0261563      | 1                | 10-66-610          | .00            | 227.00         | 227.00       |
| Total 180818: |                  |              |               |                                 |                |                  |                    | .00            |                | 454.00       |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3465519666     | 1                | 10-81-240          | .00            | 5.52           | 5.52         |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3465519667     | 1                | 10-81-240          | .00            | 61.95          | 61.95        |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3465785986     | 1                | 10-54-240          | .00            | 13.48          | 13.48        |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3465901808     | 1                | 17-80-610          | .00            | 42.24          | 42.24        |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3466294351     | 1                | 10-50-240          | .00            | 31.20          | 31.20        |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3466362430     | 1                | 16-71-240          | .00            | 356.52         | 356.52       |
| 01/21         | 01/20/2021       | 180819       | 8989          | STAPLES ADVANTAGE               | 3466806724     | 1                | 10-54-610          | .00            | 7.63           | 7.63         |
| Total 180819: |                  |              |               |                                 |                |                  |                    | .00            |                | 518.54       |
| 01/21         | 01/20/2021       | 180820       | 3922          | STATE OF NEVADA                 | 55657          | 1                | 10-48-310          | .00            | 120.75         | 120.75       |
| 01/21         | 01/20/2021       | 180820       | 3922          | STATE OF NEVADA                 | 55657          | 2                | 10-61-310          | .00            | 120.75         | 120.75       |
| 01/21         | 01/20/2021       | 180820       | 3922          | STATE OF NEVADA                 | 55657          | 3                | 90-26129           | .00            | 2,495.50       | 2,495.50     |
| Total 180820: |                  |              |               |                                 |                |                  |                    | .00            |                | 2,737.00     |
| 01/21         | 01/20/2021       | 180821       | 8579          | STEPHEN WADE AUTO CENTER        | 3173424        | 1                | 10-66-250          | .00            | 711.14         | 711.14       |
| Total 180821: |                  |              |               |                                 |                |                  |                    | .00            |                | 711.14       |
| 01/21         | 01/20/2021       | 180822       | 17063         | STRYKER SALES CORPORATION       | 3250162M       | 1                | 31-49-560          | .00            | 138.13         | 138.13       |
| Total 180822: |                  |              |               |                                 |                |                  |                    | .00            |                | 138.13       |
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC            | 217536342      | 1                | 16-71-480          | .00            | 2,819.77       | 2,819.77     |

M = Manual Check, V = Void Check

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                         | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|-------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC          | 217536343      | 1                | 16-71-485          | .00            | 94.93          | 94.93        |
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC          | 217556965      | 1                | 16-71-480          | .00            | 2,313.08       | 2,313.08     |
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC          | 217556966      | 1                | 16-71-485          | .00            | 130.98         | 130.98       |
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC          | 217563353      | 1                | 16-71-485          | .00            | 271.34         | 271.34       |
| 01/21         | 01/20/2021       | 180823       | 13211         | SYSCO LAS VEGAS, INC          | 217563354      | 1                | 16-71-480          | .00            | 1,071.00       | 1,071.00     |
| Total 180823: |                  |              |               |                               |                |                  |                    | .00            |                | 6,701.10     |
| 01/21         | 01/20/2021       | 180824       | 11278         | THOMAS PETROLEUM              | 0046773-IN     | 1                | 10-66-255          | .00            | 11,085.15      | 11,085.15    |
| Total 180824: |                  |              |               |                               |                |                  |                    | .00            |                | 11,085.15    |
| 01/21         | 01/20/2021       | 180825       | 14456         | TransUnion Risk & Alternative | 10-54-310      | 1                | 10-54-310          | .00            | 86.70          | 86.70        |
| Total 180825: |                  |              |               |                               |                |                  |                    | .00            |                | 86.70        |
| 01/21         | 01/20/2021       | 180826       | 17210         | TRENCH PLATE RENTAL           | 11121          | 1                | 10-32-100          | .00            | 50.00          | 50.00        |
| Total 180826: |                  |              |               |                               |                |                  |                    | .00            |                | 50.00        |
| 01/21         | 01/20/2021       | 180827       | 15903         | TYLER TECHNOLOGIES, INC       | 130-17250      | 1                | 10-54-610          | .00            | 6,620.00       | 6,620.00     |
| Total 180827: |                  |              |               |                               |                |                  |                    | .00            |                | 6,620.00     |
| 01/21         | 01/20/2021       | 180828       | 5616          | UNITED PARCEL SERVICE         | 00009E1629     | 1                | 10-49-240          | .00            | 33.00          | 33.00        |
| 01/21         | 01/20/2021       | 180828       | 5616          | UNITED PARCEL SERVICE         | 00009E1629     | 2                | 10-54-240          | .00            | 38.82          | 38.82        |
| 01/21         | 01/20/2021       | 180828       | 5616          | UNITED PARCEL SERVICE         | 00009E1629     | 1                | 10-49-240          | .00            | 33.00          | 33.00        |
| 01/21         | 01/20/2021       | 180828       | 5616          | UNITED PARCEL SERVICE         | 00009E1629     | 2                | 10-57-240          | .00            | 23.05          | 23.05        |
| 01/21         | 01/20/2021       | 180828       | 5616          | UNITED PARCEL SERVICE         | 00009E1629     | 3                | 10-54-240          | .00            | 16.50          | 16.50        |
| Total 180828: |                  |              |               |                               |                |                  |                    | .00            |                | 144.37       |
| 01/21         | 01/20/2021       | 180829       | 14455         | VERNA CARNESECCA              | 211230-55      | 1                | 10-54-310          | .00            | 100.00         | 100.00       |
| Total 180829: |                  |              |               |                               |                |                  |                    | .00            |                | 100.00       |
| 01/21         | 01/20/2021       | 180830       | 12089         | WATCH SYSTEMS                 | 48214          | 1                | 10-54-310          | .00            | 568.13         | 568.13       |

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| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee         | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|---------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180830: |                  |              |               |               |                |                  |                    | .00            |                | 568.13       |
| 01/21         | 01/20/2021       | 180831       | 9788          | WATERTECH INC | W070210        | 1                | 52-40-480          | .00            | 3,888.00       | 3,888.00     |
| Total 180831: |                  |              |               |               |                |                  |                    | .00            |                | 3,888.00     |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 JA      | 1                | 10-57-610          | .00            | 111.87         | 111.87       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 JA      | 2                | 90-26130           | .00            | 613.82         | 613.82       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 JA      | 3                | 90-26130           | .00            | 619.04         | 619.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 RS      | 1                | 10-50-210          | .00            | 565.00         | 565.00       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 RS      | 2                | 10-50-210          | .00            | 14.99          | 14.99        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 RS      | 3                | 10-50-240          | .00            | 14.99          | 14.99        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 1                | 10-57-230          | .00            | 6.00           | 6.00         |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 2                | 10-57-230          | .00            | 152.00         | 152.00       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 3                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 4                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 5                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 6                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 7                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 8                | 10-57-230          | .00            | 461.04         | 461.04       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520 ST      | 9                | 10-57-230          | .00            | 16.00          | 16.00        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520AB       | 1                | 10-48-620          | .00            | 2,150.00       | 2,150.00     |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520AL       | 1                | 10-41-240          | .00            | 34.15          | 34.15        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 1                | 10-47-310          | .00            | 119.88         | 119.88       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 2                | 10-47-310          | .00            | 39.96          | 39.96        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 3                | 10-47-310          | .00            | 20.00          | 20.00        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 4                | 31-49-555          | .00            | 25.00          | 25.00        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 5                | 10-47-310          | .00            | 8.00           | 8.00         |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 6                | 10-47-240          | .00            | 25.00          | 25.00        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 7                | 10-47-310          | .00            | 349.00         | 349.00       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 8                | 10-47-310          | .00            | 222.17         | 222.17       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520DM       | 9                | 10-47-310          | .00            | 39.96          | 39.96        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520GM       | 1                | 10-41-310          | .00            | 86.70          | 86.70        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520JB       | 1                | 10-54-240          | .00            | 85.71          | 85.71        |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520JB       | 2                | 10-54-610          | .00            | 591.05         | 591.05       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520JB       | 3                | 10-54-610          | .00            | 5.98           | 5.98         |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520JB       | 4                | 10-54-610          | .00            | 105.45         | 105.45       |
| 01/21         | 01/20/2021       | 180832       | 10077         | WELLS FARGO   | 121520JR       | 1                | 30-14-350          | .00            | 408.50         | 408.50       |

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|-----------|------------------|--------------|---------------|-------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520JR       | 2                | 30-14-350          | .00            | 1,200.00       | 1,200.00     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 1                | 10-54-230          | .00            | 378.97         | 378.97       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 2                | 10-54-230          | .00            | 15.12          | 15.12        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 3                | 10-54-230          | .00            | 809.07         | 809.07       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 4                | 10-54-281          | .00            | 22.93          | 22.93        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 5                | 10-54-230          | .00            | 90.00          | 90.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 6                | 90-26118           | .00            | 1,500.00       | 1,500.00     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520MC       | 7                | 10-54-610          | .00            | 173.82         | 173.82       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 5                | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 6                | 10-81-480          | .00            | 200.00         | 200.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 7                | 10-81-210          | .00            | 175.00         | 175.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 8                | 10-81-480          | .00            | 60.00          | 60.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 9                | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 10               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 11               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 12               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 13               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 14               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 15               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 16               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 17               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 18               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520NM       | 19               | 10-81-230          | .00            | 10.00          | 10.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 1                | 10-54-240          | .00            | 6.00           | 6.00         |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 2                | 10-54-230          | .00            | 200.26         | 200.26       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 3                | 10-54-610          | .00            | 468.00         | 468.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 4                | 10-54-610          | .00            | 77.35          | 77.35        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 5                | 10-54-610          | .00            | 10.98          | 10.98        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 6                | 10-54-610          | .00            | 121.39         | 121.39       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520QA       | 7                | 10-54-610          | .00            | 68.28          | 68.28        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RS       | 1                | 10-61-230          | .00            | 144.00         | 144.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RT       | 1                | 15-40-370          | .00            | 23.65          | 23.65        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RT       | 2                | 10-51-240          | .00            | 55.00          | 55.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RT       | 3                | 15-70-340          | .00            | 97.85          | 97.85        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RT       | 4                | 15-40-370          | .00            | 22.68          | 22.68        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520RT       | 5                | 31-49-560          | .00            | 1,064.00       | 1,064.00     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 1                | 13-40-625          | .00            | 1,141.76       | 1,141.76     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 2                | 31-49-560          | .00            | 159.95         | 159.95       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 3                | 13-40-625          | .00            | 14.47          | 14.47        |

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|-----------|------------------|--------------|---------------|-------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 4                | 13-40-625          | .00            | 193.11         | 193.11       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 5                | 13-40-625          | .00            | 314.36         | 314.36       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 6                | 10-63-610          | .00            | 84.54          | 84.54        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 7                | 13-40-625          | .00            | 546.21         | 546.21       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 8                | 13-40-625          | .00            | 169.20         | 169.20       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 9                | 10-63-610          | .00            | 15.05          | 15.05        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 10               | 13-40-625          | .00            | 61.04          | 61.04        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 11               | 10-63-610          | .00            | 35.96          | 35.96        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 12               | 10-65-230          | .00            | 70.04          | 70.04        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 13               | 31-49-560          | .00            | 1,200.00       | 1,200.00     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 14               | 10-63-610          | .00            | 515.76         | 515.76       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 15               | 13-40-625          | .00            | 1,636.60       | 1,636.60     |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 16               | 10-63-610          | .00            | 171.13         | 171.13       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 17               | 10-65-610          | .00            | 25.68          | 25.68        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 18               | 10-66-610          | .00            | 50.94          | 50.94        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 19               | 10-63-610          | .00            | 46.49          | 46.49        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 20               | 12-87-610          | .00            | 899.00         | 899.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 21               | 31-49-560          | .00            | 183.00         | 183.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 22               | 10-63-610          | .00            | 68.23          | 68.23        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 23               | 10-63-250          | .00            | 76.16          | 76.16        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 24               | 12-87-610          | .00            | 124.35         | 124.35       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 25               | 10-63-610          | .00            | 58.49          | 58.49        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 26               | 52-40-610          | .00            | 237.00         | 237.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 27               | 10-63-610          | .00            | 29.99          | 29.99        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 28               | 10-63-610          | .00            | 332.68         | 332.68       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 29               | 31-49-560          | .00            | 159.00         | 159.00       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 30               | 13-40-450          | .00            | 258.96         | 258.96       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 31               | 10-63-610          | .00            | 36.89          | 36.89        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 32               | 10-63-610          | .00            | 12.99          | 12.99        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 33               | 52-40-230          | .00            | 69.00          | 69.00        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 34               | 10-63-610          | .00            | 11.54          | 11.54        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 35               | 10-63-610          | .00            | 6.99           | 6.99         |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 36               | 10-63-610          | .00            | 16.87          | 16.87        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 37               | 10-63-610          | .00            | 11.92          | 11.92        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 38               | 12-87-610          | .00            | 195.62         | 195.62       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 39               | 52-40-610          | .00            | 56.69          | 56.69        |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 40               | 10-63-610          | .00            | 162.55         | 162.55       |
| 01/21     | 01/20/2021       | 180832       | 10077         | WELLS FARGO | 121520TA       | 41               | 12-87-610          | .00            | 395.02         | 395.02       |

M = Manual Check, V = Void Check

| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 180832:   |                  |              |               |                                |                |                  |                    | .00            |                | 26,136.04    |
| 01/21           | 01/20/2021       | 180833       | 11418         | WHEELER'S ELECTRIC INC         | 201221         | 1                | 22-65-746          | .00            | 1,920.00       | 1,920.00     |
| Total 180833:   |                  |              |               |                                |                |                  |                    | .00            |                | 1,920.00     |
| 01/21           | 01/20/2021       | 180834       | 8313          | MARK BRAMLAGE                  | 011321         | 1                | 10-48-620          | .00            | 100.00         | 100.00       |
| Total 180834:   |                  |              |               |                                |                |                  |                    | .00            |                | 100.00       |
| 01/21           | 01/20/2021       | 12021001     | 13280         | 1000 BULBS.COM                 | W02520030      | 1                | 10-63-610          | .00            | 36.27          | 36.27        |
| Total 12021001: |                  |              |               |                                |                |                  |                    | .00            |                | 36.27        |
| 01/21           | 01/20/2021       | 12021002     | 11374         | AARON BAKER                    | 011421AB       | 1                | 10-43-230          | .00            | 825.00         | 825.00       |
| Total 12021002: |                  |              |               |                                |                |                  |                    | .00            |                | 825.00       |
| 01/21           | 01/20/2021       | 12021003     | 17098         | AET ENVIRONMENTAL INC          | 94554          | 1                | 10-73-310          | .00            | 9,645.00       | 9,645.00     |
| Total 12021003: |                  |              |               |                                |                |                  |                    | .00            |                | 9,645.00     |
| 01/21           | 01/20/2021       | 12021004     | 3655          | AIRGAS USA LLC                 | 9108284485     | 1                | 10-57-615          | .00            | 170.50         | 170.50       |
| 01/21           | 01/20/2021       | 12021004     | 3655          | AIRGAS USA LLC                 | 9976508195     | 1                | 10-57-615          | .00            | 282.92         | 282.92       |
| 01/21           | 01/20/2021       | 12021004     | 3655          | AIRGAS USA LLC                 | 9976508544     | 1                | 10-57-615          | .00            | 473.99         | 473.99       |
| Total 12021004: |                  |              |               |                                |                |                  |                    | .00            |                | 927.41       |
| 01/21           | 01/20/2021       | 12021005     | 8756          | ALSCO                          | LSTG934579     | 1                | 10-66-610          | .00            | 29.22          | 29.22        |
| 01/21           | 01/20/2021       | 12021005     | 8756          | ALSCO                          | LSTG935565     | 1                | 16-71-485          | .00            | 124.21         | 124.21       |
| 01/21           | 01/20/2021       | 12021005     | 8756          | ALSCO                          | LSTG935572     | 1                | 10-66-610          | .00            | 46.82          | 46.82        |
| 01/21           | 01/20/2021       | 12021005     | 8756          | ALSCO                          | LSTG935581     | 1                | 10-60-310          | .00            | 75.93          | 75.93        |
| Total 12021005: |                  |              |               |                                |                |                  |                    | .00            |                | 276.18       |
| 01/21           | 01/20/2021       | 12021006     | 1050          | AMERICAN SHOOTERS SUPPLY OF LV | 370994         | 1                | 10-54-610          | .00            | 165.95         | 165.95       |

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| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|-----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021006: |                  |              |               |                                   |                |                  |                    | .00            |                | 165.95       |
| 01/21           | 01/20/2021       | 12021007     | 1017          | AMERIGAS - ST GEORGE              | 3115765197     | 1                | 17-80-610          | .00            | 500.72         | 500.72       |
| 01/21           | 01/20/2021       | 12021007     | 1017          | AMERIGAS - ST GEORGE              | 3116305006     | 1                | 10-63-280          | .00            | 1,313.65       | 1,313.65     |
| 01/21           | 01/20/2021       | 12021007     | 1017          | AMERIGAS - ST GEORGE              | 3116305008     | 1                | 10-63-280          | .00            | 172.77         | 172.77       |
| Total 12021007: |                  |              |               |                                   |                |                  |                    | .00            |                | 1,987.14     |
| 01/21           | 01/20/2021       | 12021008     | 15218         | APPARATUS EQUIPMENT & SERVICE INC | 20-IV-4681     | 1                | 10-57-610          | .00            | 696.31         | 696.31       |
| 01/21           | 01/20/2021       | 12021008     | 15218         | APPARATUS EQUIPMENT & SERVICE INC | 20-IV-4689     | 1                | 10-57-610          | .00            | 273.50         | 273.50       |
| 01/21           | 01/20/2021       | 12021008     | 15218         | APPARATUS EQUIPMENT & SERVICE INC | 20-IV-4706     | 1                | 10-57-610          | .00            | 168.17         | 168.17       |
| Total 12021008: |                  |              |               |                                   |                |                  |                    | .00            |                | 1,137.98     |
| 01/21           | 01/20/2021       | 12021009     | 13820         | AQUA PERFECT                      | 63588          | 1                | 10-57-610          | .00            | 239.70         | 239.70       |
| Total 12021009: |                  |              |               |                                   |                |                  |                    | .00            |                | 239.70       |
| 01/21           | 01/20/2021       | 12021010     | 14380         | ATKINS NORTH AMERICA              | 1941862        | 1                | 12-87-740          | .00            | 28,321.00      | 28,321.00    |
| 01/21           | 01/20/2021       | 12021010     | 14380         | ATKINS NORTH AMERICA              | 1941869        | 1                | 12-87-740          | .00            | 2,150.00       | 2,150.00     |
| Total 12021010: |                  |              |               |                                   |                |                  |                    | .00            |                | 30,471.00    |
| 01/21           | 01/20/2021       | 12021011     | 12319         | AUTO ZONE                         | 2230000330     | 1                | 10-66-250          | .00            | 9.89           | 9.89         |
| 01/21           | 01/20/2021       | 12021011     | 12319         | AUTO ZONE                         | 2230990319     | 1                | 10-66-250          | .00            | 8.49           | 8.49         |
| Total 12021011: |                  |              |               |                                   |                |                  |                    | .00            |                | 18.38        |
| 01/21           | 01/20/2021       | 12021012     | 9268          | AUTOMOTIVE CERTIFIED TECH.        | 90484          | 1                | 10-66-250          | .00            | 97.15          | 97.15        |
| Total 12021012: |                  |              |               |                                   |                |                  |                    | .00            |                | 97.15        |
| 01/21           | 01/20/2021       | 12021013     | 16644         | CHARLES BRANDON BENTLEY           | 011321         | 1                | 10-48-620          | .00            | 30.00          | 30.00        |
| Total 12021013: |                  |              |               |                                   |                |                  |                    | .00            |                | 30.00        |
| 01/21           | 01/20/2021       | 12021014     | 9547          | CLARK CO. INFO TECH DEPT          | 90256964       | 1                | 10-51-310          | .00            | 11.00          | 11.00        |
| 01/21           | 01/20/2021       | 12021014     | 9547          | CLARK CO. INFO TECH DEPT          | 90256965       | 1                | 10-54-310          | .00            | 117.00         | 117.00       |

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| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021014: |                  |              |               |                                  |                |                  |                    | .00            |                | 128.00       |
| 01/21           | 01/20/2021       | 12021015     | 15162         | CMC TIRE INC                     | 20043847       | 1                | 10-66-245          | .00            | 316.00         | 316.00       |
| Total 12021015: |                  |              |               |                                  |                |                  |                    | .00            |                | 316.00       |
| 01/21           | 01/20/2021       | 12021016     | 17147         | COLLIERS INTERNATIONAL VALUATION | LAS200284      | 1                | 45-40-100          | .00            | 2,500.00       | 2,500.00     |
| Total 12021016: |                  |              |               |                                  |                |                  |                    | .00            |                | 2,500.00     |
| 01/21           | 01/20/2021       | 12021017     | 11236         | DFA DAIRY BRANDS CORPORATE, LLC. | 59633948       | 1                | 16-71-480          | .00            | 270.26         | 270.26       |
| 01/21           | 01/20/2021       | 12021017     | 11236         | DFA DAIRY BRANDS CORPORATE, LLC. | 59634001       | 1                | 16-71-480          | .00            | 84.00          | 84.00        |
| 01/21           | 01/20/2021       | 12021017     | 11236         | DFA DAIRY BRANDS CORPORATE, LLC. | 59634051       | 1                | 16-71-480          | .00            | 156.60         | 156.60       |
| Total 12021017: |                  |              |               |                                  |                |                  |                    | .00            |                | 510.86       |
| 01/21           | 01/20/2021       | 12021018     | 14274         | FRESHHAIRE/AIREMASTER            | 100813         | 1                | 10-81-610          | .00            | 70.00          | 70.00        |
| Total 12021018: |                  |              |               |                                  |                |                  |                    | .00            |                | 70.00        |
| 01/21           | 01/20/2021       | 12021019     | 16372         | GEORGE GAULT                     | 012021         | 1                | 10-41-290          | .00            | 75.00          | 75.00        |
| Total 12021019: |                  |              |               |                                  |                |                  |                    | .00            |                | 75.00        |
| 01/21           | 01/20/2021       | 12021020     | 12357         | GRISEYDA BELALCAZAR              | FITNESSCE      | 1                | 16-71-230          | .00            | 129.98         | 129.98       |
| Total 12021020: |                  |              |               |                                  |                |                  |                    | .00            |                | 129.98       |
| 01/21           | 01/20/2021       | 12021021     | 8119          | HINTON BURDICK CPAS & ADVISORS   | 010621         | 1                | 31-49-570          | .00            | 3,751.05       | 3,751.05     |
| Total 12021021: |                  |              |               |                                  |                |                  |                    | .00            |                | 3,751.05     |
| 01/21           | 01/20/2021       | 12021022     | 14966         | HORROCKS ENGINEERS INC           | 59596          | 1                | 45-40-811          | .00            | 46,678.17      | 46,678.17    |
| 01/21           | 01/20/2021       | 12021022     | 14966         | HORROCKS ENGINEERS INC           | 59634          | 1                | 22-65-310          | .00            | 6,370.00       | 6,370.00     |
| Total 12021022: |                  |              |               |                                  |                |                  |                    | .00            |                | 53,048.17    |
| 01/21           | 01/20/2021       | 12021023     | 2654          | INTERSTATE FIRE PROTECTION       | 210601         | 1                | 52-40-610          | .00            | 475.00         | 475.00       |

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|-----------------|------------------|--------------|---------------|-----------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021023: |                  |              |               |                             |                |                  |                    | .00            |                | 475.00       |
| 01/21           | 01/20/2021       | 12021024     | 8009          | INTERWEST REBUILDERS INC    | S12637         | 1                | 10-66-250          | .00            | 165.00         | 165.00       |
| Total 12021024: |                  |              |               |                             |                |                  |                    | .00            |                | 165.00       |
| 01/21           | 01/20/2021       | 12021025     | 15504         | ITSAVVY LLC                 | 01237557       | 1                | 97-40-047          | .00            | 626.46         | 626.46       |
| 01/21           | 01/20/2021       | 12021025     | 15504         | ITSAVVY LLC                 | 01237807       | 1                | 97-40-047          | .00            | 946.22         | 946.22       |
| Total 12021025: |                  |              |               |                             |                |                  |                    | .00            |                | 1,572.68     |
| 01/21           | 01/20/2021       | 12021026     | 11106         | JOHNSTONE SUPPLY            | 388-S481621    | 1                | 10-63-250          | .00            | 89.58          | 89.58        |
| 01/21           | 01/20/2021       | 12021026     | 11106         | JOHNSTONE SUPPLY            | 388-S481898    | 1                | 10-63-250          | .00            | 335.00         | 335.00       |
| Total 12021026: |                  |              |               |                             |                |                  |                    | .00            |                | 424.58       |
| 01/21           | 01/20/2021       | 12021027     | 10984         | KOKOPELLI LANDSCAPING       | 137371         | 1                | 10-76-310          | .00            | 1,995.00       | 1,995.00     |
| Total 12021027: |                  |              |               |                             |                |                  |                    | .00            |                | 1,995.00     |
| 01/21           | 01/20/2021       | 12021028     | 3050          | L V REVIEW-JOURNAL          | 0001131052     | 1                | 10-61-220          | .00            | 173.64         | 173.64       |
| Total 12021028: |                  |              |               |                             |                |                  |                    | .00            |                | 173.64       |
| 01/21           | 01/20/2021       | 12021029     | 9979          | LARRY LEMIEUX               | 012021         | 1                | 12-87-310          | .00            | 4,631.96       | 4,631.96     |
| 01/21           | 01/20/2021       | 12021029     | 9979          | LARRY LEMIEUX               | 012021         | 2                | 12-87-695          | .00            | 321.34-        | 321.34-      |
| 01/21           | 01/20/2021       | 12021029     | 9979          | LARRY LEMIEUX               | 012021         | 3                | 12-87-610          | .00            | 28.00-         | 28.00-       |
| 01/21           | 01/20/2021       | 12021029     | 9979          | LARRY LEMIEUX               | 012021WC       | 1                | 12-87-610          | .00            | 51.13-         | 51.13-       |
| Total 12021029: |                  |              |               |                             |                |                  |                    | .00            |                | 4,231.49     |
| 01/21           | 01/20/2021       | 12021030     | 17123         | LOS MORITAS                 | 011021         | 1                | 31-49-570          | .00            | 10,000.00      | 10,000.00    |
| Total 12021030: |                  |              |               |                             |                |                  |                    | .00            |                | 10,000.00    |
| 01/21           | 01/20/2021       | 12021031     | 14207         | LUNAS CONSTRUCTION CLEAN UP | T-96588        | 1                | 10-66-245          | .00            | 36.00          | 36.00        |

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|-----------------|------------------|--------------|---------------|-----------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021031: |                  |              |               |                             |                |                  |                    | .00            |                | 36.00        |
| 01/21           | 01/20/2021       | 12021032     | 14062         | M2COMSYS                    | T11798         | 1                | 10-44-310          | .00            | 552.20         | 552.20       |
| Total 12021032: |                  |              |               |                             |                |                  |                    | .00            |                | 552.20       |
| 01/21           | 01/20/2021       | 12021033     | 14440         | MARIA AMARILES-TRUJILLO     | DEC 2020       | 1                | 17-80-310          | .00            | 240.00         | 240.00       |
| Total 12021033: |                  |              |               |                             |                |                  |                    | .00            |                | 240.00       |
| 01/21           | 01/20/2021       | 12021034     | 16206         | MARTINE GREEN               | 011421MG       | 1                | 10-41-610          | .00            | 15.98          | 15.98        |
| 01/21           | 01/20/2021       | 12021034     | 16206         | MARTINE GREEN               | 012021         | 1                | 10-43-290          | .00            | 75.00          | 75.00        |
| Total 12021034: |                  |              |               |                             |                |                  |                    | .00            |                | 90.98        |
| 01/21           | 01/20/2021       | 12021035     | 9980          | MEGA-PRO INTERNATIONAL      | 52987          | 1                | 17-80-610          | .00            | 249.00         | 249.00       |
| Total 12021035: |                  |              |               |                             |                |                  |                    | .00            |                | 249.00       |
| 01/21           | 01/20/2021       | 12021036     | 11650         | MESQUITE FORD               | 196263         | 1                | 10-66-250          | .00            | 1,949.05       | 1,949.05     |
| 01/21           | 01/20/2021       | 12021036     | 11650         | MESQUITE FORD               | 405289         | 1                | 10-66-250          | .00            | 105.37         | 105.37       |
| 01/21           | 01/20/2021       | 12021036     | 11650         | MESQUITE FORD               | 405330         | 1                | 10-66-250          | .00            | 78.32          | 78.32        |
| 01/21           | 01/20/2021       | 12021036     | 11650         | MESQUITE FORD               | 405331         | 1                | 10-66-250          | .00            | 104.64         | 104.64       |
| Total 12021036: |                  |              |               |                             |                |                  |                    | .00            |                | 2,237.38     |
| 01/21           | 01/20/2021       | 12021037     | 15176         | MICHELLE REBER              | 012021         | 1                | 10-50-290          | .00            | 75.00          | 75.00        |
| Total 12021037: |                  |              |               |                             |                |                  |                    | .00            |                | 75.00        |
| 01/21           | 01/20/2021       | 12021038     | 3580          | MORCON INDUSTRIAL SPECIALTY | 0005018-IN     | 1                | 10-55-610          | .00            | 527.75         | 527.75       |
| 01/21           | 01/20/2021       | 12021038     | 3580          | MORCON INDUSTRIAL SPECIALTY | 0005019-IN     | 1                | 10-76-610          | .00            | 1,042.05       | 1,042.05     |
| 01/21           | 01/20/2021       | 12021038     | 3580          | MORCON INDUSTRIAL SPECIALTY | 0005028-IN     | 1                | 10-65-610          | .00            | 430.77         | 430.77       |
| 01/21           | 01/20/2021       | 12021038     | 3580          | MORCON INDUSTRIAL SPECIALTY | 0005079-IN     | 1                | 10-81-610          | .00            | 183.10         | 183.10       |
| Total 12021038: |                  |              |               |                             |                |                  |                    | .00            |                | 2,183.67     |
| 01/21           | 01/20/2021       | 12021039     | 10640         | MOUNTAINLAND SUPPLY COMPANY | S103857348.    | 1                | 13-40-625          | .00            | 6,160.34       | 6,160.34     |

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|-----------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21           | 01/20/2021       | 12021039     | 10640         | MOUNTAINLAND SUPPLY COMPANY      | S103884966     | 1                | 45-40-805          | .00            | 294.52         | 294.52       |
| Total 12021039: |                  |              |               |                                  |                |                  |                    | .00            |                | 6,454.86     |
| 01/21           | 01/20/2021       | 12021040     | 17208         | MUNICIPAL EMERGENCY SERVICES INC | INV1534745     | 1                | 31-49-560          | .00            | 4,840.98       | 4,840.98     |
| Total 12021040: |                  |              |               |                                  |                |                  |                    | .00            |                | 4,840.98     |
| 01/21           | 01/20/2021       | 12021041     | 11404         | OLIVER PRODUCTS CO.              | 112043         | 1                | 16-71-485          | .00            | 2,026.40       | 2,026.40     |
| Total 12021041: |                  |              |               |                                  |                |                  |                    | .00            |                | 2,026.40     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 1                | 10-54-281          | .00            | 7,779.45       | 7,779.45     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 2                | 10-55-281          | .00            | 2,318.63       | 2,318.63     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 3                | 10-57-281          | .00            | 2,021.70       | 2,021.70     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 4                | 10-49-281          | .00            | 4,600.13       | 4,600.13     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 5                | 10-63-281          | .00            | 46.56          | 46.56        |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 6                | 10-65-281          | .00            | 519.15         | 519.15       |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 7                | 10-66-281          | .00            | 1,712.67       | 1,712.67     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 8                | 10-70-281          | .00            | 504.51         | 504.51       |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 9                | 10-76-281          | .00            | 4,065.33       | 4,065.33     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 10               | 10-81-281          | .00            | 12,059.25      | 12,059.25    |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 11               | 10-82-281          | .00            | 179.05         | 179.05       |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 12               | 12-87-281          | .00            | 901.60         | 901.60       |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 13               | 16-71-281          | .00            | 1,675.25       | 1,675.25     |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 14               | 30-01-340          | .00            | 56.82          | 56.82        |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 15               | 52-40-280          | .00            | 21,311.43      | 21,311.43    |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 16               | 10-65-280          | .00            | 26,406.83      | 26,406.83    |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 17               | 10-38-701          | .00            | 170.12         | 170.12       |
| 01/21           | 01/20/2021       | 12021042     | 4200          | OVERTON POWER                    | 4160           | 18               | 10-38-701          | .00            | 1,376.42       | 1,376.42     |
| Total 12021042: |                  |              |               |                                  |                |                  |                    | .00            |                | 87,704.90    |
| 01/21           | 01/20/2021       | 12021043     | 15937         | RHYTHM DANCE COMPANY             | NOV 2020       | 1                | 17-80-310          | .00            | 1,923.75       | 1,923.75     |
| Total 12021043: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,923.75     |
| 01/21           | 01/20/2021       | 12021044     | 14527         | RIO VIRGIN TELEPHONE COMPANY     | 2356SZ4500     | 1                | 10-47-310          | .00            | 975.06         | 975.06       |

M = Manual Check, V = Void Check

| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021044: |                  |              |               |                                  |                |                  |                    | .00            |                | 975.06       |
| 01/21           | 01/20/2021       | 12021045     | 16273         | SANDRA RAMAKER                   | 012021         | 1                | 10-41-290          | .00            | 75.00          | 75.00        |
| Total 12021045: |                  |              |               |                                  |                |                  |                    | .00            |                | 75.00        |
| 01/21           | 01/20/2021       | 12021046     | 16620         | SHAYLYNN D RUTH                  | 012021         | 1                | 10-50-290          | .00            | 75.00          | 75.00        |
| Total 12021046: |                  |              |               |                                  |                |                  |                    | .00            |                | 75.00        |
| 01/21           | 01/20/2021       | 12021047     | 14851         | STATEWIDE TRAFFIC SAFETY & SIGNS | 11012857       | 1                | 11-65-700          | .00            | 1,038.00       | 1,038.00     |
| Total 12021047: |                  |              |               |                                  |                |                  |                    | .00            |                | 1,038.00     |
| 01/21           | 01/20/2021       | 12021048     | 10598         | TATIANA SELLNER                  | 84963          | 1                | 10-48-620          | .00            | 63.00          | 63.00        |
| 01/21           | 01/20/2021       | 12021048     | 10598         | TATIANA SELLNER                  | 84964          | 1                | 10-81-490          | .00            | 98.50          | 98.50        |
| Total 12021048: |                  |              |               |                                  |                |                  |                    | .00            |                | 161.50       |
| 01/21           | 01/20/2021       | 12021049     | 16627         | TELEFLEX LLC                     | 9503430210     | 1                | 10-57-615          | .00            | 2,357.00       | 2,357.00     |
| Total 12021049: |                  |              |               |                                  |                |                  |                    | .00            |                | 2,357.00     |
| 01/21           | 01/20/2021       | 12021050     | 14215         | TERRIE ELAINE MCARTHUR           | DEC 2020       | 1                | 17-80-310          | .00            | 496.00         | 496.00       |
| Total 12021050: |                  |              |               |                                  |                |                  |                    | .00            |                | 496.00       |
| 01/21           | 01/20/2021       | 12021051     | 5290          | THATCHER COMPANY                 | 5064886        | 1                | 52-40-480          | .00            | 3,861.00       | 3,861.00     |
| Total 12021051: |                  |              |               |                                  |                |                  |                    | .00            |                | 3,861.00     |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115190         | 1                | 10-66-250          | .00            | 38.71          | 38.71        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115198         | 1                | 10-66-250          | .00            | 65.77          | 65.77        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115236         | 1                | 10-66-250          | .00            | 39.94          | 39.94        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115324         | 1                | 10-66-250          | .00            | 23.36          | 23.36        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115330         | 1                | 10-66-250          | .00            | 26.32          | 26.32        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115362         | 1                | 10-66-250          | .00            | 118.67         | 118.67       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS       | 115488         | 1                | 10-66-250          | .00            | 121.25         | 121.25       |

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| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115520         | 1                | 10-66-250          | .00            | 564.81         | 564.81       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115522         | 1                | 10-66-260          | .00            | 31.96          | 31.96        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115595         | 1                | 52-40-250          | .00            | 996.92         | 996.92       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115613         | 1                | 10-66-250          | .00            | 3.88           | 3.88         |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115675CR       | 1                | 10-66-250          | .00            | 72.00-         | 72.00-       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115676         | 1                | 10-66-250          | .00            | 327.36         | 327.36       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115788         | 1                | 10-66-250          | .00            | 98.29          | 98.29        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115833CR       | 1                | 10-66-250          | .00            | 18.00-         | 18.00-       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115839CR       | 1                | 10-66-250          | .00            | 19.49-         | 19.49-       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115841CR       | 1                | 10-66-250          | .00            | 47.50-         | 47.50-       |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115889         | 1                | 10-66-250          | .00            | 10.91          | 10.91        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115946         | 1                | 10-66-250          | .00            | 11.60          | 11.60        |
| 01/21           | 01/20/2021       | 12021052     | 15287         | TINK'S SUPERIOR AUTO PARTS     | 115955         | 1                | 10-66-250          | .00            | 250.06         | 250.06       |
| Total 12021052: |                  |              |               |                                |                |                  |                    | .00            |                | 2,572.82     |
| 01/21           | 01/20/2021       | 12021053     | 15445         | TRACY E BECK                   | 012021         | 1                | 10-44-290          | .00            | 70.00          | 70.00        |
| Total 12021053: |                  |              |               |                                |                |                  |                    | .00            |                | 70.00        |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5416959        | 1                | 10-55-620          | .00            | 588.25         | 588.25       |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5528378        | 1                | 10-55-620          | .00            | 611.24         | 611.24       |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5528380        | 1                | 16-71-480          | .00            | 1,985.42       | 1,985.42     |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5547397        | 1                | 16-71-485          | .00            | 9.18           | 9.18         |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5644710        | 1                | 10-55-620          | .00            | 523.87         | 523.87       |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5644714        | 1                | 16-71-480          | .00            | 1,531.02       | 1,531.02     |
| 01/21           | 01/20/2021       | 12021054     | 8770          | US. FOODSERVICE - L.V. DIV.    | 5644715        | 1                | 16-71-485          | .00            | 63.65          | 63.65        |
| Total 12021054: |                  |              |               |                                |                |                  |                    | .00            |                | 5,312.63     |
| 01/21           | 01/20/2021       | 12021055     | 17207         | VALBRIDGE PROPERTY ADVISORS    | 11727          | 1                | 45-40-100          | .00            | 2,000.00       | 2,000.00     |
| Total 12021055: |                  |              |               |                                |                |                  |                    | .00            |                | 2,000.00     |
| 01/21           | 01/20/2021       | 12021056     | 15895         | VALLEY COLLECTION SERVICE, LLC | 4750           | 1                | 15-70-340          | .00            | 149.00         | 149.00       |
| Total 12021056: |                  |              |               |                                |                |                  |                    | .00            |                | 149.00       |
| 01/21           | 01/20/2021       | 12021057     | 16298         | VICKIE SORENSEN                | 5550-29        | 1                | 10-54-610          | .00            | 75.00          | 75.00        |

M = Manual Check, V = Void Check

| GL Period       | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 12021057: |                  |              |               |                                |                |                  |                    | .00            |                | 75.00        |
| 01/21           | 01/20/2021       | 12021058     | 8748          | VIRGIN VALLEY VETERINARY HOSP. | 307845         | 1                | 10-70-310          | .00            | 121.99         | 121.99       |
| 01/21           | 01/20/2021       | 12021058     | 8748          | VIRGIN VALLEY VETERINARY HOSP. | 307926         | 1                | 10-70-310          | .00            | 121.99         | 121.99       |
| 01/21           | 01/20/2021       | 12021058     | 8748          | VIRGIN VALLEY VETERINARY HOSP. | 307930         | 1                | 10-70-310          | .00            | 90.20          | 90.20        |
| 01/21           | 01/20/2021       | 12021058     | 8748          | VIRGIN VALLEY VETERINARY HOSP. | 308489         | 1                | 10-70-610          | .00            | 20.10          | 20.10        |
| Total 12021058: |                  |              |               |                                |                |                  |                    | .00            |                | 354.28       |
| 01/21           | 01/20/2021       | 12021059     | 8841          | WEST PAYMENT CENTER            | 843584644      | 1                | 10-50-210          | .00            | 630.87         | 630.87       |
| Total 12021059: |                  |              |               |                                |                |                  |                    | .00            |                | 630.87       |
| 01/21           | 01/20/2021       | 12021060     | 10896         | WESTECH                        | 79639          | 1                | 52-40-620          | .00            | 6,175.00       | 6,175.00     |
| Total 12021060: |                  |              |               |                                |                |                  |                    | .00            |                | 6,175.00     |
| 01/21           | 01/20/2021       | 12021061     | 14712         | WESTERN ENVIRONMENTAL TESTING  | 129451         | 1                | 52-40-310          | .00            | 68.26          | 68.26        |
| 01/21           | 01/20/2021       | 12021061     | 14712         | WESTERN ENVIRONMENTAL TESTING  | 129637         | 1                | 52-40-310          | .00            | 68.26          | 68.26        |
| Total 12021061: |                  |              |               |                                |                |                  |                    | .00            |                | 136.52       |
| 01/21           | 01/20/2021       | 12021062     | 17069         | WILLIAM R EDMISTON             | 266913         | 1                | 25-85-620          | .00            | 923.36         | 923.36       |
| Total 12021062: |                  |              |               |                                |                |                  |                    | .00            |                | 923.36       |
| 01/21           | 01/20/2021       | 12021063     | 12380         | ZOLL MEDICAL CORPORATION       | 3201963        | 1                | 10-57-615          | .00            | 37.06          | 37.06        |
| Total 12021063: |                  |              |               |                                |                |                  |                    | .00            |                | 37.06        |
| Grand Totals:   |                  |              |               |                                |                |                  |                    | .00            |                | 506,629.95   |

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

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Report Criteria:

Report type: GL detail

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A. P.O's for Not Previously Budget-Approved Items...amounts exceed \$5,000

|        |             |               |            |               |                     |                     | For Fiscal Year 2020-2021 |                        |                                 |
|--------|-------------|---------------|------------|---------------|---------------------|---------------------|---------------------------|------------------------|---------------------------------|
| Vendor | Description | Requested By: | Department | G/L Account # | Account Description | PO's to be Approved | Original Budget           | Current Budget Balance | Remaining Budget (Over) / Under |
|        |             |               |            |               |                     |                     |                           |                        |                                 |
|        |             |               |            |               |                     |                     |                           |                        |                                 |
|        |             |               |            |               |                     |                     |                           |                        |                                 |
|        |             |               |            |               |                     |                     |                           |                        |                                 |
|        |             |               |            |               |                     |                     |                           |                        |                                 |
|        |             |               |            |               |                     |                     |                           |                        |                                 |

B. P.O's for Budgeted Items...amounts exceed \$25,000

|                                  |                              |               |                     |               |   |                     | For Fiscal Year 2020-2021 |                        |                                 |
|----------------------------------|------------------------------|---------------|---------------------|---------------|---|---------------------|---------------------------|------------------------|---------------------------------|
| Vendor                           | Description                  | Requested By: | Department          | G/L Account # | Account Description   | PO's to be Approved | Original Budget           | Current Budget Balance | Remaining Budget (Over) / Under |
| Ken Garf St George Mesquite Ford | 2021 4 DR Police Interceptor | M. Bramlage   | Vehicle Replacement | 99-40-054     | Fund 99 - Vehicle/Equip Replacement Fund-Capital Expenditures | \$ 36,886.00        | \$ -                      | \$ 50,324.00           | \$ (87,210.00)                  |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |
|                                  |                              |               |                     |               |   |                     |                           |                        |                                 |





## Technical Review Meeting Agenda Item Report

Submitted by: Tysha Blaber  
Submitting Department: Public Works  
Meeting Date: February 2, 2021

### Subject:

Consideration of Approval of Resolution No. R21-010, adopting an Interlocal Contract (No. 1260) between the City of Mesquite and the Regional Transportation Commission of Southern Nevada for 2021 Street Construction Project – Isaac Newton Drive.

- Public Comments
- Discussion and Possible Action

### Recommendation:

Recommendation is to approve Resolution No R21-010, condition upon RTC Board approval on February 11, 2021.

### Petitioner:

Travis H. Anderson, P.E., Public Works Director

### Is this a budgeted item?

Yes

### Fiscal Impact:

\$150,000.00 to be reimbursed to the City of Mesquite by Regional Transportation Commission (RTC).

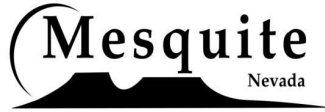
Funds will be placed in GL Account 45-40-816 (Capital Project Fund – Isaac Newton Drive).

### Background:

The City of Mesquite is requesting funding for Engineering Design for 2021 Street Construction Project – Isaac Newton Drive. The project includes, but is not limited to, grading, curb, gutter, sidewalk, asphalt concrete paving, street lights, and pavement markings.

### Attachments:

- [RES 21-010.pdf](#)
- [InterlocalContract\\_RTC\\_No1260.pdf](#)



**RESOLUTION  
R21-010**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING INTERLOCAL CONTRACT (NO 1260) BETWEEN THE CITY AND REGIONAL TRANSPORTATION COMMISSION (RTC) FOR THE 2021 STREET CONSTRUCTION PROJECT, ISAAC NEWTON DRIVE.**

**WHEREAS**, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

**WHEREAS**, Nevada Revised Statutes Chapter 277.045(2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

**WHEREAS**, The CITY approved an Interlocal Contract #1260 dated January 11, 2021 for improvements for the 2021 Street Construction Project, Isaac Newton Drive, hereinafter referred to as "PROJECT," located wholly within the CITY; and

**WHEREAS**, The CITY is requesting Authorization to Proceed from RTC to commence Engineering Design Services for the PROJECT; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Mayor and City Council of the City of Mesquite that the Interlocal Contract (No. 1260) between the CITY and RTC is adopted.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Mesquite, Nevada on the 9th day of February, 2021.

**The City of Mesquite:**

\_\_\_\_\_  
Allan S. Litman, Mayor

**Attest:**

\_\_\_\_\_

Tracy E. Beck, City Clerk

**Approved as to form:**

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City Attorney

**INTERLOCAL CONTRACT  
2021 STREET CONSTRUCTION PROJECT  
ISSAC NEWTON DRIVE**

**THIS INTERLOCAL CONTRACT** is made and entered into this 11<sup>TH</sup> day of February, 2021, by and between the City of Mesquite, a municipal corporation, hereinafter referred to as “CITY” and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as “RTC.”

**WITNESSETH**

**WHEREAS**, the CITY intends to design the 2021 Street Construction Project, Issac Newton Drive, which is included on the adopted RTC Capital Improvement Plan, hereinafter referred to as “PROJECT,” located wholly within the City Of Mesquite; and

**WHEREAS**, Nevada Revised Statute (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

**WHEREAS**, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

**WHEREAS**, the CITY is requesting funds to commence the engineering for the PROJECT; and

**NOW, THEREFORE**, in consideration of the covenants, conditions, agreements, and promises of the Parties hereto, the Parties agree to proceed as follows:

**SECTION I: SCOPE OF PROJECT**

This Interlocal Contract #1260 applies to improvements for the 2021 Street Construction Project, Issac Newton Drive. The project includes approximately 1,500 linear feet of new roadway, but is not limited to grading, new curb, new gutter, new sidewalk, new asphalt paving, street lights, and pavement markings. The Project is more specifically described in Exhibit “A” which is attached hereto and by this reference incorporated herein.

**SECTION II: PROJECT COSTS**

The RTC agrees to provide Motor Vehicle Fuel Tax Direct Distribution funding for all costs associated with the PROJECT as outlined below:

1. The total cost for this contract shall not exceed \$150,000.00.
2. Authorizations to Proceed (ATP) are granted as follows:
  - a. ENGINEERING not to exceed \$150,000.00
  - b. RIGHT-OF-WAY not to exceed \$0.00
  - c. CONSTRUCTION not to exceed \$0.00

3. At the time the ATP for construction is granted, the CITY will make all attempts to publish the bid for this PROJECT within 90 calendar days.
4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

### **SECTION III: GENERAL**

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.
2. Preliminary engineering, design and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.
3. The design, construction, right-of-way acquisition and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.
4. The CITY's Department of Public Works has a policy which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.
5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.
6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of June 30, 2026. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.
7. It is understood and agreed that the purpose of this Interlocal Contract is to fund the PROJECT as herein above set forth. It is further understood and agreed that the CITY is responsible for the design and construction of the PROJECT. The CITY will be responsible for the actions or inactions of its Officers and Employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its Officers, Employees, or agents.
8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

*The remainder of this page is left intentionally blank.*

**IN WITNESS WHEREOF**, this Interlocal Contract #1260 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 11, 2021 BY: \_\_\_\_\_

RTC, Chair

Attest:

\_\_\_\_\_  
MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by:  
*David Clyde*  
C20A409B6B774C0...

\_\_\_\_\_  
RTC Legal Counsel

Date of Council Action: CITY OF MESQUITE

\_\_\_\_\_ BY: \_\_\_\_\_

ALLAN S. LITMAN, Mayor

Attest

\_\_\_\_\_  
TRACY E. BECK  
City Clerk

Approved as to Form

\_\_\_\_\_  
City Attorney



# 2021 STREET CONSTRUCTION PROJECT - ISSAC NEWTON DRIVE







## Technical Review Meeting Agenda Item Report

Submitted by: Tysha Blaber  
Submitting Department: Public Works  
Meeting Date: February 2, 2021

### Subject:

Consideration of Approval of Resolution R21-011, adopting Supplemental No. 5 to Interlocal Agreement (MES01E17) for the Town Wash – Mesa Boulevard, El Dorado to Town Wash Storm Drain Project between the City of Mesquite and the Clark County Regional Flood Control District

- Public Comments
- Discussion and Possible Action

### Recommendation:

Recommend adoption of Resolution R21-011 with the condition of its adoption at the Clark County Regional Flood Control District Board meeting on February 11, 2021.

### Petitioner:

Travis H. Anderson, P.E., Public Works Director

### Is this a budgeted item?

Yes

### Fiscal Impact:

These funds are to be reimbursed by the Clark County Regional Flood Control District in accordance with the Interlocal Contract.

Funds are budgeted in Misc. Capital Project 45-40-809 (Design Town Wash to El Dorado Flood Control)

|                    | Current Funding | Increase/Decrease | Proposed Funding |
|--------------------|-----------------|-------------------|------------------|
| Design Engineering | \$422,988.00    | \$ 0.00           | \$422,988.00     |
| Right-of-Way       | \$ 0.00         | \$32,600.00       | \$ 32,600.00     |
| Environmental      | \$116,594.75    | \$ 0.00           | \$116,594.75     |
| Total ILC Value    | \$539,582.75    | \$32,600.00       | \$572,182.75     |

### Background:

On September 14, 2017, the Regional Flood Control District entered into an interlocal contract with City of Mesquite to provide funding for design engineering for the Town Wash – Mesa Boulevard, El Dorado to Town Wash Storm Drain project.

The First Supplemental Contract dated July 12, 2018 increased project funding, included a line item for environmental mitigation and extended the project completion date.

The Second Supplemental Interlocal Contract dated September 13, 2018 increased project funding.

The Third Supplemental Interlocal Contract dated July 11, 2019 increased funding to include additional design engineering and environmental mitigation to address US Army Corp of Engineers comments.

The Fourth Supplemental Interlocal Contract dated November 11, 2019 increased funding for environmental to fund \$68,868.75 mitigation credits that were pre-purchased from the Eglington Preserve In-Lieu Fee Program in 2012.

This Fifth Supplemental Interlocal Contract will increase funding for right-of-way acquisition in the amount of \$32,600.00.

**Attachments:**

- [Resolution R21-011.pdf](#)
- [InterlocalContract\\_5thSupplemental\\_MES01E17.pdf](#)
- [Exhibit A.pdf](#)



**RESOLUTION  
R21-011**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) ADOPTING SUPPLEMENTAL NO. 5 TO INTERLOCAL CONTRACT (MES01E17) FOR THE TOWN WASH - MESA BOULEVARD, EL DORADO TO TOWN WASH BETWEEN THE CITY OF MESQUITE AND THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT (DISTRICT).**

**WHEREAS**, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

**WHEREAS**, Nevada Revised Statutes Chapter 277.045(2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

**WHEREAS**, The interlocal contract dated September 14, 2017, the First Supplemental Interlocal Contract dated July 12, 2018, the Second Supplemental Interlocal Contract dated September 13, 2018, the Third Supplemental Interlocal Contract dated July 11, 2019 and the Fourth Supplemental Interlocal Contract dated November 14, 2019 were entered into between the CITY and the DISTRICT; and

**WHEREAS**, The CITY is desires to increase project funding; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Mayor and City Council of the City of Mesquite that Supplemental No. 5 to the Interlocal Contract (MES01E17) for the Town Wash - Mesa Boulevard, El Dorado to Town Wash between the CITY and the DISTRICT is adopted.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Mesquite, Nevada on the 9th day of February, 2021.

**The City of Mesquite:**

\_\_\_\_\_  
Allan S. Litman, Mayor

**Attest:**

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Tracy E. Beck, City Clerk

**Approved as to form:**

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City Attorney

SUPPLEMENTAL NO. 5 TO THE INTERLOCAL CONTRACT FOR  
TOWN WASH – MESA BOULEVARD, EL DORADO TO TOWN WASH

THIS FOURTH SUPPLEMENTAL INTERLOCAL CONTRACT made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2021 by and between the Clark County Regional Flood Control District, hereinafter referred to as “DISTRICT”, and City of Mesquite, a political subdivision of the State of Nevada hereinafter referred to as “CITY”.

**W I T N E S S E T H**

**WHEREAS**, pursuant to Chapter 543 of the Nevada Revised Statutes, the DISTRICT may approve a project to design and construct flood control improvements, and;

**WHEREAS**, the flood control improvements proposed herein are the same as those generally identified in the 2017 City of Mesquite Flood Control Master Plan Update as Structure(s) No.(s) TWMB 0000, 0022, 0024, and 0044, and TOWA 0120, hereinafter referred to as “PROJECT”; and

**WHEREAS**, the PROJECT is identified and shown on the attached Exhibit “A”; and

**WHEREAS**, the PROJECT has been approved by the DISTRICT on its annual Ten Year Construction Program; and

**WHEREAS**, an Interlocal Contract dated September 14, 2017, the First Supplemental Interlocal Contract dated July 12, 2018, the Second Supplemental Interlocal Contract dated September 13, 2018, the Third Supplemental Interlocal Contract dated July 11, 2019 and the Fourth Supplemental Interlocal Contract dated November 14, 2019 were entered into between the CITY and the DISTRICT; and

**WHEREAS**, the CITY desires to increase project funding; and

**WHEREAS**, the PROJECT has regional flood control significance and is located in the same hydrographic area as the Town Wash System.

**NOW, THEREFORE**, in consideration of the covenants, conditions, contracts, and promises of the parties hereto, the DISTRICT and the CITY agree to the following:

**SECTION II – PROJECT COSTS, shall be revised to read as follows:**

1. Design Engineering in an amount not to exceed \$422,988.00.
2. Right-of-Way in an amount not to exceed \$32,600.00

3. Environmental Mitigation in an amount not to exceed \$116,594.75
4. The total cost of this contract shall not exceed \$572,182.75 which includes all the items described in the paragraph above.
5. If at any time during the term of this contract the entity determines that a portion of the funds provided pursuant to this contract, will not be needed for the project, then the entity will notify the District in writing of the amount of funds that are not anticipated to be used for the project. Upon receipt of the said notification the Districts obligation to pay the maximum amount set forth herein will automatically be reduced by the amount specified in the notification.
6. A written request must be made to the DISTRICT and approved by the Board to reallocate funds between phases of the project. No other approval by the lead Entity is required.
7. A written request must be made to the DISTRICT and a Supplemental Interlocal Contract approved by the board to increase the total cost of the contract noted above prior to payment of any additional funds.

The remainder of the original Interlocal Contract dated September 14, 2017, the First Supplemental Interlocal Contract dated July 12, 2018, the Second Supplemental Interlocal Contract dated September 13, 2018, the Third Supplemental Interlocal Contract dated July 11, 2019 and the Fourth Supplemental Interlocal Contract dated November 11, 2019 shall remain unchanged.

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**IN WITNESS WHEREOF**, this Fifth Supplemental Interlocal Contract is hereby executed as of the date first set forth above.

Date of District Action: REGIONAL FLOOD CONTROL DISTRICT

\_\_\_\_\_  
BY: \_\_\_\_\_  
LAWRENCE L. BROWN, III, Chair

ATTEST:

\_\_\_\_\_  
Deanna Hughes, Secretary of the Board

Approved as to Form:

BY: \_\_\_\_\_  
CHRISTOPHER FIGGINS  
RFCDD Attorney

\*\*\*\*\*

Date of Council Action: CITY OF MESQUITE

\_\_\_\_\_  
Allan S. Litman, Mayor

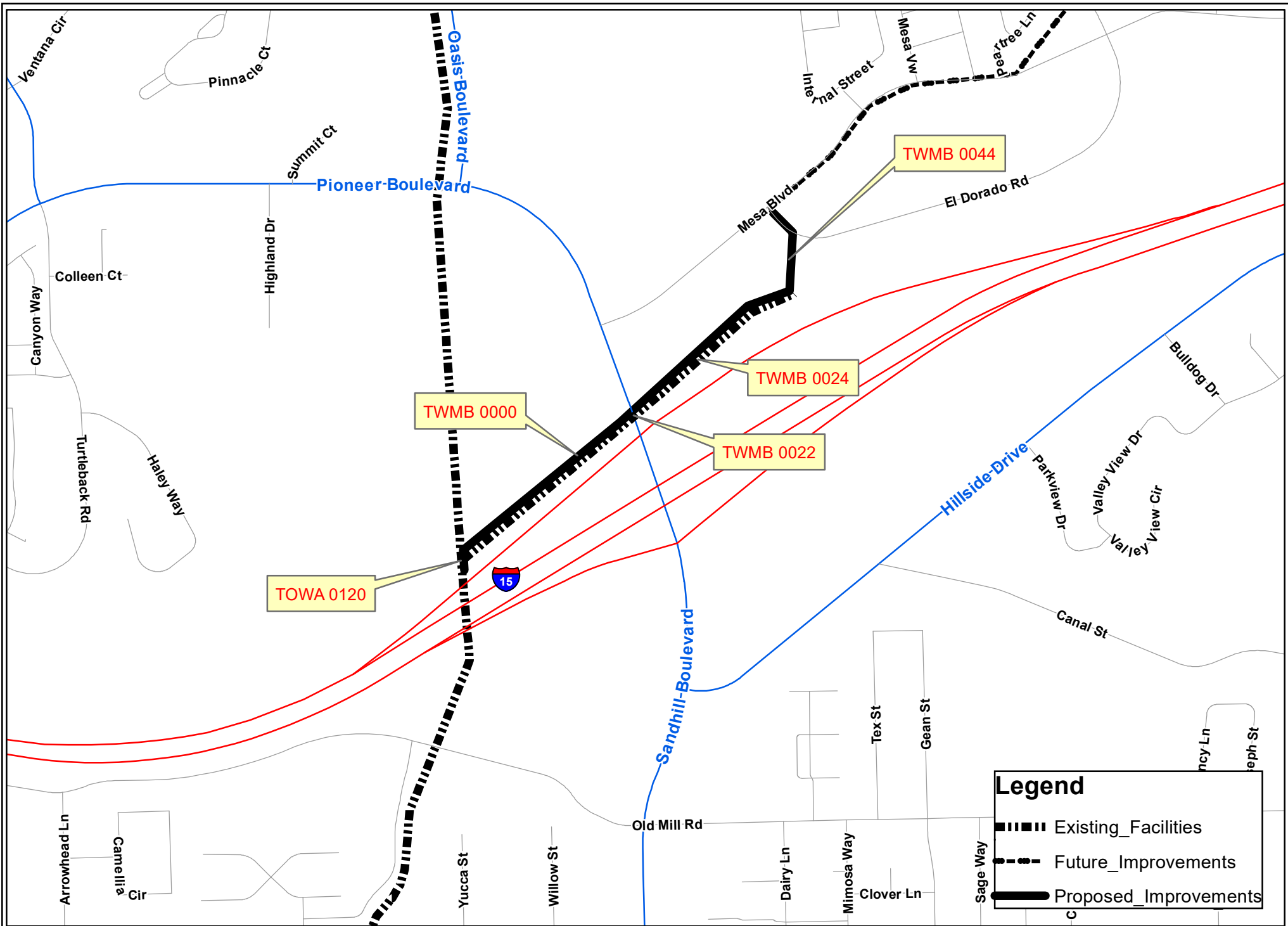
ATTEST

\_\_\_\_\_  
Tracy E. Beck, City Clerk




APPROVED AS TO FORM

\_\_\_\_\_  
City Attorney





**Legend**

-  Existing\_Facilities
-  Future\_Improvements
-  Proposed\_Improvements



**EXHIBIT A - TOWN WASH - MESA BLVD, EL DORADO TO TOWN WASH (MES01E17)**



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Presentation of the Distinguished Citizen Award for 2020.

**Recommendation:**

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None.

**Background:**

**Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Mayor's Comments and Reports

**Recommendation:**

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None.

**Background:**

**Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

City Council and Staff Reports

**Recommendation:**

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None.

**Background:**

**Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Richard Secrist  
Submitting Department: Development Services  
Meeting Date: February 2, 2021

### Subject:

Consideration of the adoption of Bill B21-001 as Ordinance B21-001, a staff-initiated amendment to Mesquite Municipal Code Title 9- the City's Zoning Ordinance. The proposed amendments would provide or amend several definitions including private kennels, thrift stores, and breweries/ brewpubs, and provide for these uses within appropriate zoning districts. The proposed amendments also delete the use table, and will use the descriptions of the individual zoning districts to list permitted and conditional uses. The amendments also propose to move a section regarding special setbacks from freeways and drainage canals to a more conspicuous place in the code.

- Public Hearing
- Discussion and Possible Action

### Recommendation:

Adopt Bill B21-001 as Ordinance B21-001, a staff-initiated amendment to Mesquite Municipal Code Title 9- the City's Zoning Ordinance.

### Petitioner:

Richard Secrist, Development Services Director

### Is this a budgeted item?

No

### Fiscal Impact:

None

### Background:

This amendment would add additional definitions and provide for kennels, thrift stores, alcoholic beverage production facilities in appropriate zoning districts. Other minor amendments and clarifications, including elimination of the zoning use table (Table 9-7:2) are proposed to improve the organization and readability of the code.

The four types of changes included in this amendment are:

- \* Update the zoning Use Table to reflect new allowed uses already approved by ordinance.

- \* Add new and revised definitions based on staff review of the code.
- \* Add newly defined uses to appropriate zoning districts.
- \* Amend the code to reflect “use interpretations” made by the zoning administrator over the years.

**Attachments:**

- [2020 Code Cleanup Council Memo draft.docx](#)
- [2020 cleanup code amendment ord draft.docx](#)



# MEMO

Date: January 26, 2021 –Introduction  
February 9, 2021- Public Hearing

To: Mayor and City Council

From: Richard Secrist, Development Services Director  
Dan Catron, Senior Planner

RE: Proposed Code Amendment to Add and Amend Definitions, Delete the Use Matrix Table (Table 9-7:2), Adjust the Uses Allowed in specific Zoning Districts, and Other Adjustments to Improve the Readability of the Code.

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Development Services is proposing to make several “clean-up” amendments to the City’s zoning ordinance. Most of the proposed amendments address subjects that are not adequately addressed within the code. The proposed amendments provide or amend several definitions including private kennels, thrift stores, and breweries/ brewpubs, and provide for these uses within appropriate zoning districts. The amendments also propose to remove the use table (Table 9-7-2). Permitted and conditionally permitted uses in each zoning district would be listed in the zoning code text for those districts. An uncodified version of the table would be available to the public for convenient reference purposes.

## Analysis

### Definitions

A number of definitions are proposed to be added or amended, and several minor provisions are added for clarity. The following are the most substantial amendments to the definitions section:

**Accessory Dwelling Unit.** There is no existing definition in the code, other than the provisions of MMC 9-8-1-A. This definition is added to define what constitutes an accessory dwelling unit in contrast to a casita or duplex.

**Airport Zones.** Basic safety zone designations from Federal Aviation Regulations are proposed to be adopted as part of the definition of “Airport Zones” (which refers to airport safety zones rather than land-use zones). The current land-use zoning of the Mesquite Airport is Public Facility (PF). MMC

Section 9-8-3.A provides that aviation fields and airports may be permitted subject to the issuance of a conditional use permit. This section also provides that “plans of any aviation field or airport shall include all approach and departure paths as necessary to assure safe and adequate landing and takeoff area, and shall be supplemented by an aeronautical study by the local airport district office of the federal aviation agency (FAA).” Nevada law does not clearly delineate airport safety zones, but makes reference to Federal safety zone standards and standards from other states. The proposed amendment would reference Federal (FAA) definitions and standards for safety zones to be used in any evaluation of development proposals around the airport.

Alcoholic Beverage Production. The proposed amendments would add definitions for brew-pubs and other facilities that produce alcoholic beverages. Staff has endeavored to make these descriptions consistent with State of Nevada definitions. Definitions are provided for brew-pub, craft distillery, estate distillery, and instructional wine-making facility, which are all specifically addressed in State law. Large production breweries and wineries are proposed to be treated as essentially industrial uses.

Assisted Living Facility. This term is proposed to be defined consistent with state law (NRS Chapter 449).

Casita. This term is proposed to be defined in contrast to the term Accessory Dwelling Unit. In general, casitas do not include cooking facilities and cannot be used as a separate dwelling unit.

Family. The definition of family can be important in certain situations, and can be legally complex. The definition proposed by staff is lengthy, but has been upheld by the courts. The proposed definition provides a “rebuttable presumption” that groups of five or more unrelated individuals do not constitute the functional equivalent of a traditional family, but that an applicant may appeal the presumption to the Development Services Director for a case-by-case determination of whether the specific group of persons living together constitutes a ‘family’ based on specific considerations.

Height of Building. This definition is proposed to be amended to apply with regard to different roof types.

Hobby Kennels. Staff is proposing to add private “Fancier/ Breeder Kennel” as a use type. A Fancier Kennel is a home or other non-commercial facility that may support between 4 and 6 animals (dogs or cats). Staff has kept the definition consistent with the provisions of Title 10- Animal Control. Operation of a Dog Fancier or Cat Fancier kennel requires the issuance of a permit issued by the City’s Animal Control Officer. The current fee for a Dog or Cat Fancier permit is \$25

Lot, Front Line. Staff is proposing to clarify this definition for corner and through lots, and provide administrative flexibility for unusual situations. Residential corner lots adjacent to streets of unequal classification shall access the street designed to carry a lower traffic volume per MMC 9-9-6-F. The definition provides that the Development Services Director shall make the final determination as to which line constitutes the front line.

Manufactured Home. This definition is proposed to be amended to provide for specific minimum standards for manufactured homes, and to clarify that the term does not include recreational vehicle trailers. The definition specifies the criteria required to designate a structure as a manufactured home.



Manufactured homes (including modular homes) are considered single-family detached dwellings, and are permitted in the A, RE, and SF zoning districts subject to the requirements of MMC 9-8-7.A.3.. “Mobile Home Estates” and “Mobile Home Parks” are considered specific use types that are allowed with a conditional use permit in the MH zoning district.

Modular Home. A modular home is a form of manufactured home that may not meet all of the criteria to be designated as a “Manufactured Home”. A designated “manufactured home” typically consists of two parallel sections combined to form a dwelling unit. The term “modular home” may be used to describe other forms of pre-manufactured housing.

Patio Covers. This definition is amended to remove references to the height of the structure. The height of the cover will be determined and regulated as an accessory structure.

Second-Hand Merchandise Store. As opposed to a Thrift Store, a Second Hand Merchandise Store is defined as an establishment that buys and sells used merchandise, but does not accept donations from the general public. Examples include antique stores, estate jewelry sales, and music stores. The definition also excludes other specific types of uses that are defined and regulated elsewhere in the code.

Thrift Stores. Staff is proposing to differentiate between Thrift Stores and Sales of Second-hand Merchandise. A Thrift Store is defined as an establishment that accepts donations of items from the general public for resale. Thrift Stores are often operated as a revenue generator by non-profit organizations (e.g. Goodwill, Salvation Army). Thrift Stores are proposed to be differentiated from Second-hand Stores because of the potential impacts caused by the presence of donation drop-off facilities. Drop-off facilities have the potential to be used for illegal dumping and can cause negative impacts on surrounding properties.

Variance. This definition is amended to clarify that variances are for exceptions to dimensional development standards such as setbacks or lot coverage, and are not granted for uses that are otherwise not allowed in the zone.

#### Elimination of Table 9-7-2

Table 9-7-2, Use Matrix, is proposed to be eliminated from the Municipal Code. The table would continue to be available to the public as an un-codified reference document. Permitted and conditionally permitted use types are listed in the zoning code text for each zoning district, and this change would simplify code amendments in the future by listing zoning district regulations in only one place. The 20-page table would then not need to be reproduced to make minor amendments to zoning district regulations.

Amendments to Zoning Districts. Staff is also proposing to allow certain new uses within zoning districts as follows:

- Add Assisted Living as a permitted use in the MF1 through MF4 zoning districts and in the CR-2 and CR-4 zoning districts. Also added Assisted Living Facility as a conditional use in the Single Family (SF) zoning district.
- Add Brewpub as a conditionally permitted use in the CR-2 (General Commercial), CR-3 (Central Business District), and HT (Hotel-Tourist) zoning districts.
- Add Kennel, Fancier/Breeder, as a permitted use in the Agriculture (A), Residential Estate (RE-1 through RE-3), and Single Family (SF) zoning districts.
- Add Second-Hand Merchandise Sales as a permitted use in the CR-2 and CR-3 zoning districts; and add Thrift Stores as a conditional use in the CR-2, CR-3, and IR-1 zoning districts;

Move Section 9-8-2-C.7.a

Section 9-8-2-C.7.a specifies a 50-foot special setback for residential buildings from freeways and drainage channels. This section can be difficult to locate in the code and has surprised some developers. Staff is proposing to re-codify the requirement, inserting it into the code as a new Section 9-8-6. This section number was previously used in the code, but was repealed in 2001. This amendment would re-use the section number and make the setback requirement more conspicuous within the code.

Findings:

Section 9-5-2 of the Municipal Code sets forth the requirements for amending the Unified Development Code. The section requires that the City Council make specific findings when acting to amend the development code. Staff suggests that the following findings can be made in support of the proposed amendments:

Consistency with Master Plan. The proposed addition of new definitions for terms previously undefined or where additional clarification is needed would be consistent with the goals and policies of the Mesquite Master Plan. The proposed amendments provide information and regulation of topics that citizens have raised with staff. Staff considers all of the proposed amendments to be consistent with the City's Master Plan.

Promotes The Purpose of the Development Code. The proposed development code amendments will not adversely impact the public health, safety or welfare, and will promote the original purposes and intent of the development code. The proposed amendments add clarity to the code and provide zoning regulations for previously unlisted uses.

Responds to Changed Conditions. The proposed development code amendment responds to changed conditions that have occurred since original adoption by the city council, and the requested amendment allows for a more desirable use and management of land within the land use and zoning districts. The proposed amendments address topics and uses not previously dealt with in the code.

Recommendation:

Staff recommends that the City Council introduce the proposed amendments, and set a public hearing date for February 9, 2021.

Attachments:

1. Draft Ordinance

**BILL NO. B21-001**

**ORDINANCE NO. 21-001**

**AN ORDINANCE AMENDING MESQUITE MUNICIPAL CODE TITLE 9 UNIFIED DEVELOPMENT BY AMENDING CHAPTER 2 TO ADD VARIOUS DEFINITIONS; ADDING CAT AND DOG FANCIER DEFINITIONS AND ZONING TO CERTAIN ZONING DISTRICTS, CLARIFYING DEFINITIONS FOR THRIFT AND SECOND-HAND STORES, DELETING TABLE 9-7:2; AND OTHER MATTERS PROPERLY RELATED THERETO.**

**WHEREAS**, the City of Mesquite is one of the fastest growing communities in the State of Nevada; and,

**WHEREAS**, it is reasonable and appropriate for the City of Mesquite to review and revise the regulations for the purpose of promoting the health, safety, morals or general welfare of the present and future inhabitants of Mesquite; and,

**WHEREAS**, the Mesquite City Charter, Article II, Section 2.080 authorizes the City to regulate businesses and trades within the City of Mesquite; and

**WHEREAS**, it is reasonable and appropriate to amend the Mesquite Municipal Code from time to time; and

**WHEREAS**, Staff has identified a number of definitions that need to be added, clarified or amended; and,

**WHEREAS**, Staff has identified a number of land-uses that would be appropriate to add to the municipal code;

**NOW, THEREFORE**, the City Council of the City of Mesquite, Nevada, does ordain:

**Section 1:** Mesquite Municipal Code Title 9, Chapter 2, Section 2, is hereby amended to add certain definitions, as follows:

**9-2-2: TERMS DEFINED:**

For the purpose of these regulations, the following terms, words and their derivations and phrases shall have the following meanings.

If any words and phrases are not defined by these regulations, but are defined in state or federal laws, the state or federal law definition shall apply.

ADA: The Americans with disabilities act.

ACCESS ROAD: Any roadway available to the public which provides access between a publicly dedicated or owned thoroughfare and the entrance or operating area of a facility.

ACCESSORY BUILDING OR USE: A building or use customarily incident to the primary building or use on the same lot or parcel.

ACCESSORY DWELLING UNIT: A habitable dwelling unit added to, created within, or detached from and on the same lot with a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit is subordinate to the primary dwelling unit on a lot intended for single-family residential use. An accessory dwelling unit is subject to compliance with the restrictions and regulations of MMC 9-8-1-D.

ADEQUATE PUBLIC FACILITIES: Storm water, water, wastewater, street, electric and telecommunications facilities at the minimum level of service established in this title.

ADJACENT: A lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.

ADMINISTRATIVE PERMIT: Any permit required for any type of development which may be approved by the zoning or building official or other employee of the city, including, but not limited to, building or occupation permits.

ADULT USES: Adult uses are those which are not open to the public generally but only to one or more classes of the public and excluding any minor by reason of age, a minor being a person under the age of eighteen (18) years. Adult uses involve specified sexual activities, including, but not limited to, adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult massage parlors, adult saunas, adult rap/conversation parlors, adult health clubs, juice bars and adult cabarets, or similar adult uses.

AGRICULTURAL USE: Any use involved with the cultivation of the soil, production of plants or crops or the raising of livestock.

AIRPORT: Any landing area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways,

aircraft storage and tie down areas, hangars and other necessary buildings and open spaces.

AIRPORT ZONES: Federal Aviation Regulations, Part 77, establishes the following airport safety zones:

- A. Horizontal surface
- B. Conical surface
- C. Primary surface
- D. Approach Surface
- E. Transitional surface

In general, no new uses or structures should be constructed or located within any of these zones without a complete evaluation of the project with regard to airport operations. See Section 9-8-3-A and 9-10-5-AA of this title.

ALLEY: A public way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a public street.

AMUSEMENT ARCADE: Any establishment other than a hotel-casino which maintains five (5) or more coin operated amusement machines, excluding coin operated gaming devices.

ANIMAL ENCLOSURE AREA: Any area designed for the containment of animals, excluding: livestock grazing areas, terrariums, aquariums, small cages kept within the living area of a residence and fenced yards.

ANIMAL EXHIBIT: Any use wherein exotic or wild animals are kept in captivity for the purpose of public display with or without charge. Exhibits of this type typically display animals in temporary exhibits which are not representative of the animals' natural habitat. Animal exhibit shall not be interpreted to include zoos.

ANIMAL, EXOTIC OR WILD: An animal which is not of a species customarily used as a household pet, but one which would ordinarily be confined to a zoo, or one which would ordinarily be found in the wilderness of this or any other country, or one which otherwise causes a reasonable person to be fearful of bodily harm or property damage. Fish and birds are not included in this definition.

ANIMAL HOSPITAL: A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment.

APARTMENT: Includes the following:

- A. Apartment, hotel: A facility offering transient lodging accommodation to the general public and where rooms or suites may include kitchen facilities and sitting rooms in addition to the bedroom.
- B. Apartment house: A structure containing three (3) or more dwelling units.
- C. Apartment, studio: One room and bath with or without cooking facilities, in a multiple dwelling.

APPLICANT: Any person requesting approval of any development application.

APPLICATION: A request for any development approval, including all required supplementary information.

ASSISTED LIVING FACILITY: In Nevada, the term "Assisted living facility" is synonymous with "Residential Facilities for Groups", and means an establishment that furnishes food, shelter, assistance, and limited supervision to a person with an intellectual disability or with a physical disability or a person who is aged or infirm, have physical or other disabilities, or have chronic illnesses. The term does not include:

- (a) An establishment which provides care only during the day;
- (b) A natural person who provides care for no more than two persons in his or her own home;
- (c) A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity;
- (d) A halfway house for persons recovering from alcohol or other substance use disorders; or
- (e) A home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services. (NRS 449.017).

(See NRS Chapter 449 for State regulations and licensing requirements.)

ATTENTION GAINING DEVICES: Any streamers, flags, wheels, propellers, bunting or other artificial devices, figures, shapes, colors, sounds, lights and exhibits, live, animated or still, intended for attracting attention of passersby.

AUTO WRECKING: The collecting, dismantling or wrecking of used motor vehicles or trailers, or the storage or sale of dismantled, partially dismantled, obsolete or wrecked motor vehicles or their parts.

AUTOMOBILE OR TOURIST COURT: A group of two (2) or more detached or semidetached buildings (including groups designated as auto courts, motels or motor lodges) containing individual dwelling or sleeping units furnished with a garage attached or parking spaces conveniently located to each unit, with a daily maid service, a daily linen service, on site maintenance and a resident manager, designed for or used on a daily basis by automobile tourists or transients. Ten percent (10%) of rooms may be designated for a stay up to but not exceeding twenty eight (28) days. A twenty four (24) hour security guard, separate from the resident manager, will be required for all motels having fifty (50) units or more. RV parking is not allowed unless RV specific parking is provided.

AUTOMOBILE, TRUCK AND/OR TRAILER SALES LOT: An open area used for display, sales and/or rental of new or used automobiles, trucks or trailers, but where no repair, repainting or remodeling is done.

AVIARY: A house, large cage or enclosure for keeping and rearing of birds in confinement.

BANQUET FACILITY: An establishment that is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may not include: a) kitchen facilities for the preparation or catering of food; b) the sale of alcoholic beverages for on premises consumption only during an event; and c) outdoor gardens or reception facilities.

BASEMENT: A story completely or partly underground.

BICYCLE LANE: That portion of an existing roadway designated and marked by pavement markings or signing for the specific use of nonmotorized bicycles.

BLOCK: A parcel of land bounded by streets or by streets and a natural or artificial barrier.

BOARD: The zoning board of adjustment ("ZBA"), an officially constituted body whose principal duties are to hear appeals and, where appropriate, grant variances from the strict application of these regulations.

BOARD AND CARE FACILITY: See Assisted Living Facility

BOARDING HOUSE: A dwelling unit or part thereof in which, for compensation, lodging and meals are provided; personal and financial services may be offered as well.

BREEZEWAY: Any structure connecting two (2) buildings and with a roof in keeping with the design and construction of the main building.

**BREW PUB:** An establishment which manufactures malt beverages and sells those malt beverages at retail pursuant to the provisions of NRS 597.230. (NRS 597.200)

**BREWERY, PRODUCTION:** Facilities which produce ales, beers, meads, hard ciders, and/or similar beverages on site, and sells/distributes its product through a wholesale dealer as defined by NRS 597.150. The term includes production wineries.

**BRIDGE:** A structure, including supports, erected over a depression or an obstruction, having a track or passageway for carrying traffic or other moving loads, and having a clear span or multiple spans totaling twenty feet (20) or more, as measured in a horizontal plane along the centerline of the roadway.

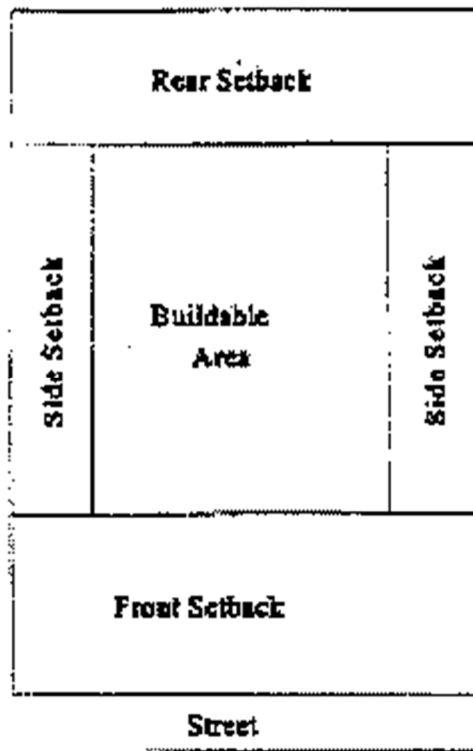
**BUFFER YARD:** A strip of land established to protect one type of land use from another land use or to provide screening.

**BUILDING:** A structure which is permanently affixed to the ground, as provided by the building code, has a roof supported by columns or walls, and is used for housing or enclosure of people, animals or personal property.

**BUILDING CODE:** An adopted description of building and structural specifications adopted by the city.

**BUILDING, PRINCIPAL:** A building in which is the principal use of the lot on which it is situated.

**BUILDING SETBACK LINE:** A line specifically established which generally is parallel to and set back from a property line and which identifies an area into which no part of a building shall project (see "Exhibit 9-2:1: Building Setbacks" of this definition).



*Exhibit 9-2:1: Building Setbacks*

**BULK REGULATIONS:** Standards and controls that establish the maximum size of buildings and structures on a lot and the buildable area within which the building can be located, including coverage, setbacks, height, floor area ratio and yard requirements.

**BUSINESS:** Includes retail, commercial and industrial uses and districts, as herein defined.

**CAPITAL IMPROVEMENT PROGRAM:** A proposed schedule setting forth all proposed future capital facility projects in order of construction priority, together with cost estimates and the anticipated means of financing such projects which are required to implement the master plan.

**CASITA** (attached and detached). A casita is a room or suite of rooms constructed in conjunction with a primary single-family residence to which it is associated, to provide additional housing space for family members or visiting guests. A casita typically has its own outdoor access. A casita is distinguished from an Accessory Dwelling Unit (ADU) by lack of separate cooking facilities and restrictions on the use of the space. A detached casita is considered an accessory building, and an integral part of the primary single-family residence. A casita is not considered a separate dwelling unit.

**CEMETERY:** Property used for the interment of the dead.

**CHECK CASHING SERVICE:** Any person(s) engaged in the business of cashing checks for a fee, service charge or other consideration.

**CHILDCARE FACILITY:** An establishment operated and maintained for the purpose of furnishing care on a temporary or permanent basis during the day or overnight to five (5) or more children under eighteen (18) years of age, if compensation is received for the care of any of those children. A community residence is not a childcare facility.

**CHURCH:** Any building or structure regularly and primarily used as a place of worship, or other religious assembly, by any organized religious society, organization or congregation recognized by the 1986 federal tax code section 501(c), regardless of whether or not such building or structure was originally designed and constructed for such purpose.

**CITY:** The incorporated city of Mesquite, Nevada.

**COMMENCEMENT OF CONSTRUCTION FOR BUILDING:** When a valid building permit is issued, and the footings and foundation are placed in the ground.

Subdivisions: Field construction approved off site and grading plans.

COMMERCIAL HAULERS: Individuals or companies that transport nonhazardous and/or hazardous wastes for a fee or in the regular course of business.

COMMERCIAL USE: An activity involving the sale of goods or services carried out for a profit.

COMMISSION: Mesquite, Nevada, planning commission or city council acting as planning commission.

COMMON OPEN SPACE: A parcel or parcels of land or an area of water or a combination of land and water or easements, licenses or equitable servitudes within the site designated for a planned unit development which is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development. Ownership of common open space is typically held by the PUD developer(s) or the PUD homeowner's association.

COMMON OWNERSHIP AREA: Ownership by one or more individuals in any form of ownership of two (2) or more contiguous lots.

COMMUNITY RESIDENCE: A residential living arrangement for six (6) or more unrelated individuals with disabilities in need of the mutual support furnished by other residents as well as the support services, if any, provided by the staff. A community residence shall be considered a residential use of property for purposes of all zoning and building codes. The term does not include "facilities for the treatment of alcohol and drug abuse", "modified medical detoxification facilities", "transitional living facilities for released offenders", "facilities for treatment with narcotics", or "community triage centers" as each of these terms is defined within chapter 449 of the Nevada Revised Statutes. The term also does not include an "institution", "hospital", "boarding house", "lodging house", "fraternity", "sorority", "dormitory", or any other group living arrangement for unrelated individuals who are not disabled. The term "community residence" includes the following two (2) categories:

Community Residence - Family: A relatively permanent living arrangement for six (6) or more unrelated persons with disabilities including, but not limited to, "residential facilities for groups" of six (6) or more residents as defined by Nevada Revised Statutes 449.017. No limit is placed on the length of tenancy.

Community Residence - Transitional: A temporary living arrangement, with a limit on length of tenancy, for six (6) or more unrelated persons with disabilities, including, but not limited to, "halfway house for recovering alcohol and drug abusers" for six (6) or more residents as defined by Nevada Revised Statutes 449.008.

COMPOSTING: Process by which biological decomposition of organic matter is carried out under controlled aerobic conditions.

COMPOSTING FACILITY: A solid waste management facility where yard wastes and other permitted wastes are processed using composting technology.

COMPREHENSIVE PLAN (MASTER PLAN): A comprehensive, long range plan intended to guide the growth and development of Mesquite.

CONCEPT PLAN: A plan submitted in connection with a multiphase subdivision application that provides the information and graphics sufficient to meet the requirements of this ordinance for the purpose of implementing an integrated development scheme for all phases of the proposed subdivision.

CONSTRUCTION DRAWINGS: Complete construction drawings of a facility or improvement, including, but not limited to, road plans and profiles, drainage plans and utility plans.

CONVALESCENT, NURSING OR HOME FOR AGED: A facility that provides nursing care and related medical services on a twenty four (24) hour per day basis to three (3) or more individuals due to illness, disease, or physical or mental infirmity in an institutional setting rather than the family like environment of a community residence.

CORRAL: A space, other than a building, used for the confinement of large animals or livestock.

COUNCIL: The Mesquite city council.

COUNTY: Clark County, Nevada.

COURT: An open, unoccupied area, other than a yard, on the same lot with a building and bounded on two (2) or more sides by such a building. "Court apartment" means any multiple dwelling arranged around two (2) or three (3) sides of a court which opens onto a street.

CRAFT DISTILLERY: means an establishment which:

- (a) Manufactures distilled spirits from agricultural raw materials through distillation; and
- (b) Is authorized to sell those distilled spirits pursuant to the provisions of this NRS Chapter 597.

CUL-DE-SAC: A local street with only one outlet and having a terminal for safe and convenient reversal of traffic movement.

CULVERT: Any structure not classified as a bridge which provides an opening under any roadway, including pipe culverts and any structure so named in the plans.

CURB: A stone, concrete or other improved boundary usually marking the edge of a road or other paved area.

DAIRY: Any premises upon which three (3) or more cows or goats are kept for the commercial production or sale of milk and dairy products.

DECORATIVE LIGHTING: Superfluous light, not used as part of an advertising display, intended to increase attractiveness or other incidental use.

DEFERRED DEPOSIT SERVICE: A transaction in which, pursuant to a written agreement: a) a customer tenders to a person a personal check drawn upon the account of the customer; and b) the person provides to the customer an amount of money that is equal to the face value of a check, less any fee charged for the transaction and agrees not to cash the check for a specified period. Also known as a "payday loan".

DEMOLITION AND CONSTRUCTION WASTE: Waste materials such as brick and stone from the construction or destruction of residential, industrial or commercial structure, but excluding hazardous materials such as asbestos.

DENSITY: The number of families, individuals, dwelling units, households or housing structures per unit of land.

DEPENDENT UNIT: A recreational vehicle which requires connection or access to external sources of electricity, water and sewage systems.

DEVELOPER: The legal or beneficial owner or owners of a lot or of any land included in the proposed development. Also, the holder of an option or contract to purchase, or any person having enforceable proprietary interest in such land.

DEVELOPMENT: The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, clearing of roadways or building sites, landfill or land disturbance, and any use or extension of the use of land. This definition excludes normal earth working associated with crop farming or landscaping at an individual lot.

DIRECTOR: The director of Development Services or his or her authorized deputy, agent or representative.

DISABILITY: A physical or mental impairment that substantially limits one or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment. People with disabilities do not include drug addicts or alcoholics when they are using alcohol, illegal drugs, or using legal drugs to which they are addicted.

DISPOSAL FACILITY: A facility or part of a facility at which hazardous waste is intentionally placed into or on any land or water, and at which waste will remain after closure.

DISTRICT: A part, zone or geographic area within the city within which certain zoning or development regulations apply.

DIVISION INTO LARGE PARCELS: Division of property pursuant to Nevada Revised Statutes section 278.471.

DORMITORY: A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery or other similar institutional use.

DRAINAGE: The removal of surface water or groundwater from land by drains, grading or other means.

DRAINAGE EASEMENT: Area reserved for the conveyance of stormwater, stormwater improvements and required access.

DRIVEWAY: A paved or unpaved area used for ingress or egress of vehicles from a street to a lot, building, garage or other structure or facility.

DUMP: A place used for the disposal, by abandonment, discarding, dumping, reduction, burial, incineration or by other means, of garbage, sewage, trash, refuse, waste material, offal or dead animals.

DWELLING: A structure or portion thereof that is used exclusively for human habitation.

DWELLING, MULTI-FAMILY: A building or portion thereof used for occupancy containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY ATTACHED: One of two (2) or more buildings having a common or party wall which is fire resistant separating dwelling units.

DWELLING, SINGLE-FAMILY DETACHED: A detached building containing not more than one dwelling unit entirely surrounded by open space on the same lot or parcel (also referred to as single-family dwelling).

DWELLING, TWO-FAMILY (DUPLEX): A detached building having dwelling units for not more than two (2) families.

DWELLING UNIT: One or more connecting rooms, designed, occupied or intended for occupancy as a separate living quarter for occupancy by a single household, which have direct access to the outside or to a common hall, with cooking, sleeping and sanitary facilities provided within the dwelling unit. Dwelling units are usually located in a dwelling but may be included as a mixed or accessory use in buildings or in group quarters.

EASEMENT: A privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner.

ENVIRONMENTAL HEALTH DIVISION: Division of the Clark County health department and sanitation department responsible for regulation of on site disposal waste treatment systems.

ENVIRONMENTAL IMPACT STATEMENT: A statement of the effect of proposed development on the environment.

ESCORT BUREAU: See license fee referred to in section [2-1-13](#) of this code.

ESTATE DISTILLERY: An establishment which:

(a) Manufactures distilled spirits from agricultural raw materials through distillation, provided that 85 percent of such agricultural raw materials, in the aggregate, were grown on land within this State which is owned or controlled by the owner of the distillery; and

(b) Is authorized to sell those distilled spirits pursuant to the provisions of NRS Chapter 597.

FEMA: The federal emergency management agency, which promulgates flood boundary and floodway maps.

FACILITY FOR INTERMEDIATE CARE: An institution operated and maintained to provide twenty four (24) hour personal and medical supervision, for a person who does not have illness, disease, injury or other condition that would require the degree of care and treatment which a hospital or facility for skilled nursing is designed to provide. A community residence is not a facility for intermediate care.

FACILITY FOR SKILLED NURSING: An institution which provides continuous skilled nursing and related care as prescribed by a physician to a patient in the facility who is not in an acute episode of illness and whose primary need is the availability of such care on a continuous basis. A community residence is not a facility for skilled nursing.

FACILITY FOR THE CARE OF ADULTS DURING THE DAY: An establishment operated and maintained to provide care during the day on a temporary or permanent basis for the aged or infirm persons.

FAMILY:

As used herein shall mean:

A. Any number of persons occupying a single dwelling unit, related by blood, marriage or legal adoption, living and cooking together as a single housekeeping unit.

B. Any number of persons occupying a single dwelling unit, not exceeding five adults living and cooking together as a single housekeeping unit as the functional equivalent of a family where all are not related by blood, marriage or legal adoption.

C. It shall be presumptive evidence that more than five persons living in a single dwelling unit who are not related by blood, marriage or legal adoption do not constitute the functional equivalent of a traditional family.

D. Notwithstanding the provisions of this definition, a group of unrelated persons numbering more than five shall be considered a family upon a determination by the Development Services Director that the group is the functional equivalent of a family pursuant to the standards enumerated below. This presumption may be rebutted, and the unrelated individuals may be considered the functional equivalent of a family for the purposes of this article by the Development Services Director if such group of individuals exhibits characteristics consistent with the purposes of zoning restrictions in residential districts. In determining whether a group of more than five unrelated persons constitutes a family for the purpose of occupying a dwelling unit, as provided herein, the Development Services Director shall utilize the standards enumerated herein in making said determination. Before making a determination under this subsection, the Development Services Director shall solicit input from the owners of properties within 100 feet of the subject property. In determining whether individuals living together are the functional equivalent of a family, the following criteria shall be considered:

1) Whether the occupants share the entire dwelling unit or act as separate boarders.

2) Whether the household has stability akin to a permanent family structure. The criteria used to determine this test include the following:

(a). Length of stay together among the occupants in the current dwelling unit or other dwelling units.

(b). The presence of minor, dependent children regularly residing in the household.

(c). The presence of an individual acting as head of household.

(d). Proof of sharing expenses for food, rent or ownership costs, transportation, insurance, utilities, and other household expenses.

(e). Common ownership of furniture and appliances and the common use of vehicles among the members of the household.

(f). Whether the household is a temporary living arrangement or a framework for transient living.

(g). Whether the composition of the household changes from year to year or within the year.

(h). Whether each of the occupants uses the address of the dwelling for his vehicle registration, driver's licenses, passports, bank accounts, bills, loans, tax returns, and other licenses and permits, etc.

(i). Any other factor reasonably related to whether or not the group of persons is the functional equivalent of a family.

E. Any determination under this subsection shall be limited to the status of a particular group as a family and shall not be interpreted as authorizing any other use, occupancy or activity. In making any such determination, the Development Services Director may impose such conditions and safeguards as the Development Services Director shall deem necessary or advisable in order to maintain the stability and character of the neighborhood and protect the public health, safety and welfare.

F. In no case shall a dwelling be occupied by more than two adults to a conventional bedroom.

G. Persons occupying group quarters such as a dormitory, fraternity or sorority house or a seminary shall not be considered a family.

FARMING SMALL LIVESTOCK: The raising or keeping of more than twelve (12) fowl of any kind or twelve (12) rabbits or twelve (12) similar animals; any goats, sheep or similar livestock but not hogs; or the breeding, raising or keeping of any cats or dogs; provided however, that "small livestock farming" as used in these regulations shall not include animal hospitals, commercial cat or dog kennels, hog raising or the breeding for commercial purposes of horses, cattle or similar livestock as determined by the City Council.

FENCE HEIGHT: The vertical distance between the finished grade and the highest point of the fence or wall. (See definition of grade, finished.)

FINAL MAP: A map of all or a portion of a subdivision or site plan that is presented to the approving authority for final approval.

FLAG: A piece of fabric or other flexible material, usually rectangular and of distinctive design which is used as a symbol, such as for a nation, state, locality or corporation.

FLOOD HAZARD AREA: The floodplain consisting of the floodway and the flood fringe area.

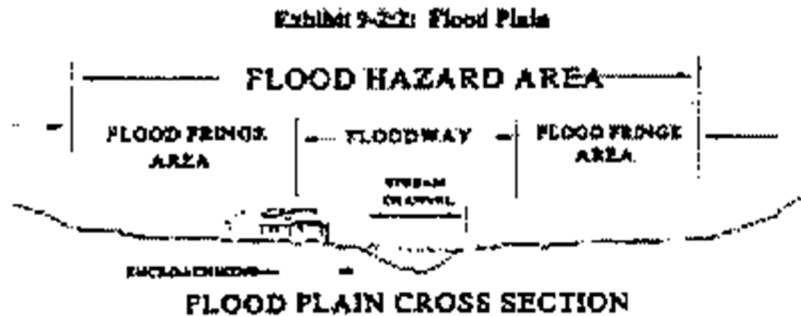
FLOODPLAIN: The channel and adjoining lands of a river or other watercourse, either flowing, intermittent or ephemeral, which has been or may be inundated partially or completely by floodwater (see exhibit 9-2:2 of this section).



**FLOODPROOFING:** A combination of nonstructural provisions and changes or adjustments to properties and structures subject to flooding for the reduction or elimination of flood damage to properties, water and sanitary facilities, and other utilities, structures and the contents of buildings.

**FLOODWAY:** Regulation of the channel of a river or other watercourse and the adjacent portion of the floodplain that must be reserved in order to discharge the regulation base flood without cumulatively increasing the water surface elevation more than two-tenths ( $2/10$ ) of one foot (1') (see exhibit 9-2-2 of this section).

**FLOODWAY FRINGE:** The area of the floodplain, outside the floodway, that has a one percent (1%) chance of flood occurrence in any one year (see exhibit 9-2-2 of this section).



**FLOOR AREA RATIO:** The gross floor area of all buildings or structures on a lot divided by the total lot area.

**FUNERAL HOME AND INTERMENT SERVICE:** Establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human dead other than in cemeteries or religious assembly uses. This use includes mortuaries, which are facilities in which dead bodies are prepared for burial or cremation; and it includes crematoria, which are establishments or structures in which the bodies of the dead are cremated.

**GAMBLING ESTABLISHMENT, GAMING:** Any place where gaming is operated and maintained. "Gaming" means and includes all games of chance or devices and any slot machines played for money or for checks or tokens redeemable in money, except, for the purposes of these regulations only, "gaming" shall not be construed to include slot machines when such slot machines are operated incidental or accessory to the conduct of a business permitted under the provisions of these regulations.

**GARAGE, PRIVATE:** A detached accessory building or a portion of a main building designed or used for the parking or temporary storage of automobiles owned and used by the occupants of the premises.

**GARAGE, PUBLIC:** Any building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing of motor driven vehicles.

**GARBAGE:** Putrescible animal or vegetable or mineral wastes resulting from the storage, handling, preparation, cooking, serving, sale or consumption of food.

**GOLF COURSE:** A tract of land laid out for at least nine (9) holes for playing the game of golf and improved with tees, greens, fairways and hazards, and that may include a clubhouse and shelter.

**GRADE, FINISHED:** "Finished grade" includes the following meanings:

- A. The average level of the finished ground level at the center of all walls of the building.
- B. The finished grade for the purpose of determining the height of fences, walls, and/or hedges shall be the top of curb grade along a street. Where the finished grade line of a lot is above or below the finished grade line of an abutting lot, the finished grade shall be the point on the high side.

**GRADE, NATURAL:** The elevation of the ground level in its natural state, before construction, filling or excavation.

**GROSS FLOOR AREA:** The total enclosed area of all floors in a building with a clear height of more than six feet (6'), measured to the outside surface of the exterior walls. Parking facilities, driveways and airspace above the atria ground floor are excluded from gross floor area calculations.

**GROSS LAND AREA:** All land contained within the boundaries of a particular lot or tract of legally described property, including all existing and proposed public and private streets and one-half ( $1/2$ ) of any abutting street rights-of-way, excluding State and Federal street rights-of-way.

**GROUND LEVEL:** The average level of earth adjoining the foundation of a structure measured around the foundation's perimeter.

**GROUNDWATER:** Water occurring below the ground surface either intermittently or in a zone of saturation.

**GROUP QUARTERS:** A building or structure used as a place of residence by several persons who share the living accommodations and do not occupy separate dwelling units. Group quarters are found in institutions, dormitories, rooming and boarding houses, lodges, sorority and fraternity houses, and similar establishments. A community residence is not a group quarter.

**GUEST HOUSE OR COTTAGE:** A separate dwelling structure located on a lot with one or more main dwelling structures and used for the housing of guests or servants of the occupant of the premises; and such building shall not have a kitchen and shall not be rented, leased or sold separately from the rental, lease or sale of the main dwelling.

**GUESTROOM:** Any room in a hotel, dormitory, boarding or lodging house, or home for the aged, used and maintained to provide sleeping accommodations for not more than two (2) persons. Each one hundred (100) square feet or fraction thereof of floor area used for sleeping purposes shall be considered to be a separate guestroom.

**HABITABLE STRUCTURE:** Any building or structure designed to accommodate occupancy residents, clients, workers or other persons on a regular basis.

**HAZARDOUS WASTE:** Any waste or combination of wastes that, by reason of its toxic, caustic, corrosive, abrasive or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

**HEAD IN PARKING:** Parking a motor vehicle in such a manner that it must be backed out of, or into the space directly from a public right of way.

**HEIGHT:** The vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure.

**HEIGHT OF BUILDING:** The height of a building means the vertical distance from the average elevation of the finished grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs. If a structure has none of the above features, then the height shall be measured from the average finished elevation to the highest portion of the structure. Roof structures for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, TV antennas, steeples and similar structures may be erected above the height limits prescribed in each of the use districts; provided, that no roof structure, feature or any other device above the prescribed height limit is allowed or used for the purpose of providing additional floor space, and all such appurtenances shall comply with the city building code and such appurtenances shall be designed and constructed to be unobtrusive and blend with the building and its surroundings.

The footing portion of a retaining wall (below grade) shall not be included in the measurement of height.

Height limitations specified in this code shall not apply to public utility distribution and transmission lines that are under the jurisdiction of the State Public Utilities Commission.

HELIPORT: Any area used or to be used for the landing or takeoff of helicopters or other steep gradient aircraft capable of hovering, and shall include any and all the areas or buildings which are appropriate to accomplish these functions.

HOG RANCH: Any premises where three (3) or more hogs are kept.

HOME OCCUPATION: Any activity carried out for gain by a resident and conducted as a customary, incidental and accessory use in the resident's dwelling unit.

HOSPITAL: Any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons. This would include sanitariums, institutions for the cure of chronic drug addicts and mental patients, rest homes, homes for the aged and alcoholic sanitariums.

HOTEL: A facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

HOTEL, RESORT: Any building or group of buildings used as a hotel, and in which there are one or more dining rooms available for meals to be served and where entertainment may be provided to transient guests. Additionally that in which there are facilities used, designed or intended to be used in order to serve or sell intoxicating beverages. Also, those which permit the operation of gambling or games of chance, and meet all of the components found in section 2-3A-2 of this code.

HOUSEHOLD PET: Those animals which are customarily kept for personal use or enjoyment on a residential property (and which could normally be, although not required to be, contained within a residential structure). "Household pets" shall include, but not be limited to, domesticated dogs, cats, small mammals, birds, fish, common aquarium animals and rodents which are not exotic or wild animals.

IMPERVIOUS COVER: Surfaces which do not permit the absorption of storm water into the ground.

IMPROVEMENTS: On or off site street pavements, curbs, sanitary and storm sewers, permanent street monuments, sidewalks, drainage, culverts, utilities, water lines and connections, sewer lines and connections, lighting fixtures and other similar capital and public facility projects.

INDUSTRY: The manufacture, fabrication, processing, reduction or distribution of any article, substance or commodity, or any other treatment thereof, in such a manner as to change the form, character or appearance thereof, including but not limited to, the following: animal hospitals, bakeries, bottling plants, building or contractor's yards, cleaning and dyeing establishments, creameries, dog pounds, junkyards, laundries, lumberyards, milk bottling and distributing stations, stockyards, storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

INFRASTRUCTURE: Facilities and services needed to sustain industry, residential, commercial and all other land use activities. Infrastructure includes water, sewer lines and other utilities, streets and roads, communications and public facilities such as firehouses, parks, schools, etc.

INSTRUCTIONAL WINE-MAKING FACILITY: An instructional wine-making facility operated pursuant to [NRS 597.245](#).

INTENSITY OF LAND USE: The number of dwelling units per acre for residential development and floor area ratio (FAR) for nonresidential development, such as commercial, office and industrial.

JUNKYARD: A. A place where waste, discarded or salvaged metals, used plumbing fixtures and other materials are bought, sold, exchanged, stored, baled or cleaned; and/or

B. A place or yard for the storage of salvaged materials and equipment from house wrecking and salvage structural steel materials and equipment.

KENNEL: A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for a fee or compensation.

KENNEL, ANIMAL FANCIER/BREEDER: A private facility that may be a residence, where between four (4) and six (6) dogs, cats, or other household pets are kept for non-commercial purposes, provided that individual animals that have been bred and raised at the facility may be sold or adopted to other persons. Animal fancier/breeders must obtain a Dog Fancier or Cat Fancier permit to keep 4 or more animals at one location or residence. The keeping of more than six (6) dogs, cats, or other animals in one location or residence is not permitted. See Title 10 of the Mesquite Municipal Code for additional information.

KITCHEN: Any room principally used, intended or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

LAND SALES PRESENTATION OFFICE: Any building or room therein or portion thereof wherein land sales presentations are presented, held or conducted.

LAND SALES PRESENTATION UNIT BROKER OFFICE: Any building or room therein or portion thereof wherein prospective customers are solicited to attend land sales presentations.

LANDOWNER: The legal or beneficial owner of all the land proposed to be included in a planned unit development. The holder of an option or contract of purchase, a lessee having a remaining term of not less than thirty (30) years, or another person having an enforceable proprietary interest in the land is a landowner for the purposes of this title.

LIVESTOCK FEED YARD: A lot or parcel of land improved with corrals, fences, buildings or improvements, and used primarily for the feeding and fattening of livestock for subsequent sale, and includes the feeding of garbage for disposal.

LIVING AREA: That portion of the dwelling unit utilized for living purposes within the exterior walls of the structure and does not include porches, breezeways, garages and carports.

LOADING SPACE: An off street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

LODGING HOUSE: A facility in which rental sleeping accommodations are provided and in which meals also may be supplied as part of the fee.

LOT: A parcel of land that is defined on a subdivision plat of record, which is intended to be occupied by a principal building(s) or building(s) and open space. Streets are not included in this definition.

LOT AREA: The area of the lot shall be the net horizontal area of the lot and shall not include portions of streets, alleys and water bodies.

LOT, CORNER: A lot abutting upon two (2) or more intersecting streets. A corner lot shall be deemed to front on that street on which it has its least dimension (see exhibit 9-2:3: Lot Types).

LOT DEPTH: The horizontal distance from the front property line to the rear property line. If front and rear property lines are not parallel, the lot depth is the shortest distance between the front and rear property lines.

LOT, DOUBLE FRONTAGE (THROUGH LOT): An interior lot having frontage on two (2) nonintersecting streets (see exhibit 9-2:3: Lot Types).

LOT, FLAG: A lot having no frontage or access to a street or place except by a narrow strip of land (see exhibit 9-2:3: Lot Types).

LOT, FRONT LINE: The property line of a lot separating the lot from the street. In the case of a corner or through lot, one of the frontages shall be deemed the front line, and any others may be deemed a street sideyard. In the case of residential properties, the front lot line of a corner lot shall be the side where the property is addressed, generally the lower classification side street. In other situations, the lot line adjacent to the higher classified street may be considered the front lot line. In all cases, the Development Services Director shall make the final determination regarding yard requirements.

LOT FRONTAGE: The length of the front lot line measured at the street right of way line.

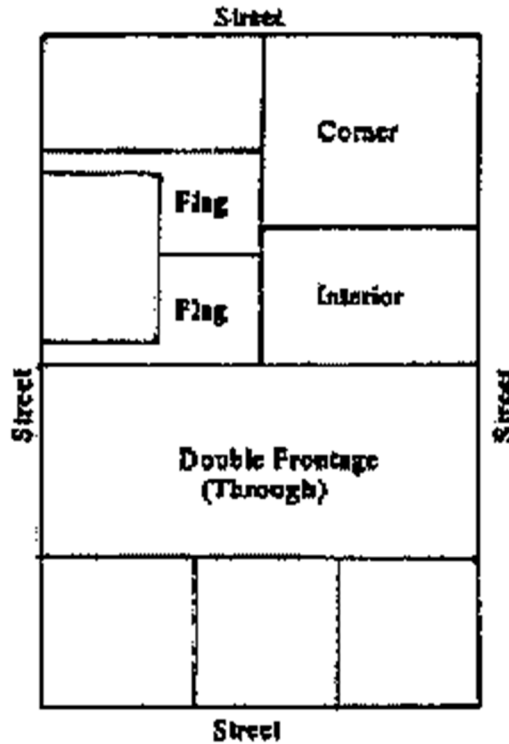
LOT, INTERIOR: A lot whose side lines do not abut on any street (see exhibit 9-2:3: Lot Types).

LOT LINE: A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

LOT, REAR LINE: A lot line which is opposite and most distant from the front line and, in the case of an irregular, triangular or gore shaped lot, a line ten feet (10') in length within the lot parallel to and at the maximum distance from the front lot line.

LOT, WIDTH: The horizontal distance between side property lines measured parallel to the street side property lines or to the tangent of a curved street property line.

### Exhibit 9-1:3: Lot Types



**MANUFACTURED HOME:** "Manufactured home" means a structure which is:

- (a) Built on a permanent chassis;
- (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
- (c) Transportable in one or more sections; and
- (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more.

2. The term includes:

- (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
- (b) Any structure:

(1) Which meets the requirements of paragraphs (a), (b) and (c) of subsection 1, and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or

(2) Built in compliance with the requirements of [chapter 461](#) of NRS.

- 3. The term does not include a recreational park trailer.

Placement of manufactured housing must comply with the provisions of MMC 9-8-7.A.3.a.

**MANUFACTURED HOME SUBDIVISION:** A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**MAP, TENTATIVE:** A plat prepared in accordance with the provisions of the subdivision regulations and is submitted for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it.

**MARQUEE:** A permanent structure attached to and supported by a building and projecting beyond the face of the building, typically for the purpose of presenting signage..

**MASSAGE PARLOR, HEALTH STUDIO AND BATHHOUSE:** A commercial enterprise that is established to serve the general public and not including any commercial enterprise at which the human anatomy is exposed in a lewd, lascivious or salacious manner.

**MASTER PLAN:** The adopted comprehensive plan of Mesquite, Nevada.

**METES AND BOUNDS:** A method of describing the boundaries of land by directions (bounds) and distances (metes) from a point of reference.

**MOBILE HOME:** A single-family dwelling, factory built and factory assembled residence which does not comply with the national manufactured homes construction safety and standards act.

**MODULAR HOME:** Modular home" means a dwelling, other than a mobile home or manufactured home, which is prefabricated, at a place other than the building site, in accordance with the International Building Code, International Residential Code, Uniform Plumbing Code, International Mechanical Code and National Electrical Code.

**MOTEL:** A facility offering transient lodging accommodations to the general public and that may provide services such as restaurants, meeting rooms and entertainment and recreational facilities. All guestrooms are accessed from the structure's exterior.

**MOTORIZED HOME (MOTOR HOME):** A portable home designed and constructed as an integral part of a self-propelled vehicle.

**MULTI-OCCUPANT BUILDING:** A building containing two (2) or more commercial units, including units that are located one over the other.

**NRS:** Nevada Revised Statutes.

**NATURAL OUTLET:** Any nonmanmade outlet into a watercourse, pond, ditch, lake or any other body of surface or ground water.

**NO BUILD ZONE:** An area identified on a plat which is reserved for conveyance of drainage and precludes the construction of buildings, fences or other obstructions which reduce drainageway capacity.

**NONCONFORMING BUILDING OR STRUCTURE:** A structure or portion thereof which was lawfully erected or altered, but which does not comply with the regulations applicable to new structures in the zoning district in which it is located.

**NONCONFORMING USE:** A use which was lawfully established and maintained, but which does not comply with the use regulations applicable to new uses in the zoning district in which it is located; the use of any land, building or structure which does not conform with currently applicable use regulations, but which complied with use regulation in effect at the time the use was established.

**OCCUPANT:** Any person who, alone or jointly or severally with others, shall be in actual possession of any dwelling unit or of any other improved real property, either as owner or as a tenant.

**OFFICE BUILDING:** A building used primarily for conducting the affairs of a business, profession, service, industry or government or like activity, and may include ancillary services for office workers, such as restaurant, coffee shop, newspaper or candy stand, and childcare facilities.

**OFFICE/WAREHOUSE COMPLEX:** A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.

**OFFICIAL MAP:** An ordinance in map form adopted by the governing body that indicates the location and width of proposed streets, public facilities, public areas and drainage rights of way.

**100-YEAR FLOOD:** A flood that has a one percent (1%) chance of recurring in any year or a flood of magnitude equaled or exceeded once in one hundred (100) years on average over a significantly long period.

**OPEN STORAGE:** The location of bulk items, assemblies, or subassemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, mobile homes, modules, recreation vehicles, junkyards or "piggy back" containers. It does not include storage that is totally enclosed in a structure.

**OUTSIDE STORAGE:** The keeping, in an unroofed and unenclosed area, of any goods, junk, material, merchandise or vehicles in the same place for more than twenty four (24) hours.

**PARCEL:** A contiguous lot or tract of land owned and recorded as the property of the same person or controlled by a single entity.

**PARCEL MAP:** A subdivision of land creating no more than four (4) lots.

**PARKING LOT, PUBLIC:** An open area, other than a street, used for the parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.

**PARKING SPACE:** Space within a building, lot or parking lot for the parking or storage of one automobile.

**PATIO COVER/RESIDENTIAL PATIO COVER:** A residential structure that is entirely open on two (2) or more sides. Patio covers may be attached or detached from the dwelling structure, and shall be reviewed and approved as an accessory use. Patio covers shall only be used for recreational and outdoor living purposes, and not as carports, garages, storage areas, or as habitable space.

**PAVEMENT:** The uppermost layer of material placed on the street usually as the wearing or riding surface.

**PERSON:** Any individual, partnership, copartnership, firm, company, corporation, association, joint stock company, trust, estate, political subdivision, organization of any kind or its legal representative, agent or assigns.

**PERSONAL SERVICES:** Service shops, such as shoe repair, dry cleaning, jewelry repair, hair care or accounting, which derive little or no income from the sale of goods. Adult uses are not considered personal services.

**PERVIOUS COVER:** Land which permits storm water to absorb into the ground. This may include walkways and driveways which are pervious to storm water.

**pH:** A measure of acidity or alkalinity, measured as the logarithm to the base ten (10) of the reciprocal of the number of gram ionic hydrogen equivalents per liter of solution.

**PLAN:** The provisions for development of a planned unit development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, public and/or private streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the plan" means the written and graphic materials referred to in this title.

**PLAN, SKETCH:** The plan for discussion before a formal development application.

**PLANNED UNIT DEVELOPMENT (PUD):** An area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential development(s), one or more public, quasi-public, commercial or industrial areas, or both.

**PLANNED UNIT RESIDENTIAL DEVELOPMENT:** An area of land controlled by a landowner, which is to be developed as a single entity for a number of dwelling units, the plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of the UDO.

**PLAT:** A. A map representing a tract of land showing the boundaries and location of individual properties and streets;

B. A map of a subdivision or site plan.

**PRINCIPAL USE:** The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.

**PROFESSIONAL OFFICE:** The office of a member of a recognized profession which is legal to conduct business in the city of Mesquite.

**PROPERTY LINE:** A line marking the boundary of one or more lots in a proposed subdivision or subdivision of record.

**PUBLIC RESERVATION:** A right created and retained by the city, including, but not limited to, easements and right of way interests.

**PUBLIC SERVICES:** Those services or facilities typically provided by the city or other public or quasi-public service provider, including, but not limited to, water, wastewater, stormwater management, streets and solid waste treatment.

**REAL ESTATE OFFICE:** Any building or room therein or portion thereof, maintained by a licensed real estate broker or salesperson.

**RECORD OWNER:** An individual, firm, association, syndicate, partnership or corporation having a sufficient proprietary interest in land to seek development of the land.

**RECREATIONAL FACILITIES:** Amusement parks and mechanical amusement devices; commercial baseball, athletic fields and racetracks; circuses, carnivals and fairgrounds; commercial fishing lakes; riding or boarding stables and exercising tracks; pony rides, hayrides; or any other similar activity, including temporary amusements. This definition includes public parks and publicly owned facilities.

**RECREATIONAL VEHICLE:** Includes "housecar", "camp car", or "travel trailer" unit and means any building or structure designed and/or used for living or sleeping purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pickup coaches (campers), motorized homes, travel trailers and camping trailers.

**RECREATIONAL VEHICLE PARK OR TRAILER PARK:** A tract, lot or parcel of land on which temporary accommodations are provided for two (2) or more automobile trailers, recreational vehicles, tents or housecars, and which is open to the public either free or for a fee.

**RECREATIONAL VEHICLE SITE (OR SPACE):** A plat of land in a recreational vehicle park, used or intended to be used for the accommodation of not more than one recreational vehicle and one tow motor vehicle which is not in itself a recreational vehicle.

REFUSE: See definition of Solid Waste.

RELIGIOUS ASSEMBLY: Religious services involving public assembly intended primarily for purposes connected with faith, such as customarily occurs in churches, temples, mosques, and synagogues.

REMODEL: The internal or external alteration or change, in whole or in part, of a structure.

REPAIR: The mending or restoration of a building or structure to a sound or good state at or nearest to its original designed condition. Such work shall not change the size or shape in whole or in part of a building or structure to expand a use. It shall include the terms "renovation", "rebuilding" and "reconstruction".

RESIDENTIAL: Land designated for buildings consisting only of dwelling units. May be improved, vacant or unimproved.

RESUBDIVISION: A change in a recorded subdivision plat if that change affects any street layout or area reserved for public use, or any lot line.

RIGHT OF WAY: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road or for another special use.

ROAD: Includes streets, bridges and roadways.

ROADWAY: The improved portion of a thoroughfare, exclusive of berm or shoulder, used for vehicular travel.

SALVAGE YARD: A place where used parts of automobiles or other equipment are collected and processed for resale.

SANITARIUM: A building or institution for the recuperation and treatment of persons with physical or mental disorders.

SANITARY SEWERS: Pipes that carry domestic or commercial sanitary sewage and into which storm, surface and ground waters are not intentionally admitted.

SCHOOL: Any building which is regularly used as a public, private or parochial school, elementary school, middle school or high school.

SCREENING: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

SCREENING, OPAQUE: A combination of screening elements, designed to substantially or completely obscure horizontal views between abutting or adjacent properties.

SECOND-HAND MERCHANDISE STORE: Secondhand store" means a [retail store](#) that buys and sell used products, including clothing, furniture and [household](#) goods, jewelry, appliances, musical instruments, [business](#) machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. Does not include thrift stores, [pawnbroker](#) or [secondhand dealer](#). Does not include outdoor flea markets or [swap meets](#). Does not include bookstores ("[retail stores](#)"); secondhand farm and construction equipment ("[construction/heavy equipment sales and rental](#)"); junk dealers, or [scrap/dismantling yards](#) ("recycling facilities – scrap and dismantling yards"); the sale of antiques and collectibles ("[retail stores](#)"); or the sale of cars and other used vehicles ("[auto and vehicle sales/rental](#)"). Second-hand stores are distinguished from Thrift Stores in that Thrift Stores accept merchandise donations from the general public.

SERVANT'S QUARTERS: Living quarters in the main building or in an accessory building for the sole use of persons employed on the premises. Such quarters shall not have a kitchen nor cooking facilities and shall not be rented or otherwise used as a separate dwelling.

SERVICE STATION: Any building or structure, premises or other place used to supply motor fuels, lubricants, tires, batteries and other small accessories to motor vehicles; and where repair work is not done other than minor repairs made by the attendant in the installation and servicing of such lubricants, tires, batteries and other small accessories.

SEWAGE: A combination of the water carried wastes from residences, business buildings, institutions and industrial establishments.

SEWAGE TREATMENT PLANT: Any arrangement of devices and structures used for treating sewage.

SEWAGE WORKS: All facilities for collecting, transporting, pumping, treating and disposing of sewage.

SEWER: A pipe or conduit for carrying sewage.

SEWER, PUBLIC: Any lateral or main, sanitary sewer construction in a street, alley, place, easement or right of way, which is owned and operated by any county, municipality, sewer district or agency thereof, but not including a building sewer.

SHOPPING CENTER: A group or cluster of stores or buildings, divided for separate commercial or service facilities, organized in a balanced arrangement for retail trade, with provisions for parking.

SHORT PLAT: The subdivision of land into four or fewer parcels. See Parcel Map.

SHORT TERM RENTAL: See "Vacation Home rental".

SIGHT TRIANGLE: A triangular shaped portion of land established at street intersections in which nothing is permitted which limits or obstructs the sight distance of motorists entering or leaving the intersection.

SLAUGHTERHOUSE: A place where cattle, sheep, hogs or other animals, that are not poultry or rabbits, are killed or butchered for market or for sale.

SOLID WASTE: Unwanted or discarded waste materials in a solid or semisolid state, including, but not limited to, garbage, ashes, street refuse, rubbish, dead animals, animal and agricultural wastes, yard wastes, discarded appliances, special wastes, industrial wastes and demolition and construction wastes.

SOLID WASTE PROCESSING FACILITY: An incinerator, compost plant, transfer station or any facility where solid wastes are salvaged or composition is changed.

SOLID WASTE, RESIDENTIAL: Waste resulting from the maintenance and operation of dwelling units.

SOLID WASTE STORAGE: Keeping, maintaining or storing solid waste from the time of its production until the time of its collection or disposal.

SPECIFIED ANATOMICAL AREAS: A. Less than completely and opaquely covered: human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and

B. Human male genitals in a discernable turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: A. Display or exhibition of specified anatomical areas or human genitals in a state of sexual stimulation or arousal;

B. Acts of human masturbation, sexual intercourse or sodomy;

C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

STABLE, COMMERCIAL: A stable where horses are left, hired, used, boarded or sold on a commercial basis for remuneration.

STABLE, PRIVATE: A detached accessory building for the keeping of horses owned by the occupants of the premises, and not kept for remuneration, hire or sale.

STATE: The state of Nevada.

STORMWATER MANAGEMENT PLAN: The control and management of stormwater to minimize the detrimental effects of surface water runoff.

STORY: A space within a building included between the surface of any floor and the surface of the ceiling above.

STREAM, RECEIVING: Any natural watercourse into which sewage is discharged.

STREET: Any vehicular way that:

- A. Is an existing state, county or municipal roadway;
- B. Is shown upon a plat approved pursuant to these regulations;
- C. Is approved by other official action; or
- D. Is shown on a plat duly filed and recorded in the office of the county recording officer prior to the adoption of these regulations which meet the minimum width requirements of these regulations.

STREET, ARTERIAL: A street intended to link communities and urban centers, carrying high traffic volumes at high speeds. Traffic flow is continuous and access is tightly controlled.

STREET LINE: A property line marking the boundary between a street and a lot or parcel.

STREET, LOCAL: A street intended to provide access to individual lots carrying low volumes of traffic at low speeds.

STREET, MAJOR COLLECTOR: A street intended to link major arterials and small developments and/or communities carrying moderately high traffic volumes at moderate speeds. Traffic flow is continuous with controlled access.

STREET, MINOR COLLECTOR: A street intended to link local streets with arterial streets carrying moderate traffic volumes at low speeds.

STRUCTURAL ALTERATIONS: Any change in a supporting member of a building or structure, including, but not limited to, bearing walls, columns, beams or girders.

STRUCTURE: A combination of materials to form a construction for use, occupancy or ornamentation whether installed on, above or below the surface of land or water.

SUBDIVIDER: Any person having an interest in land that is the subject of an application for subdivision.

SUBDIVISION: Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, sites, units or plats.

SUBDIVISION, MAJOR: Any subdivision not defined as a "parcel map" or "division into large parcels".

SUBDIVISION, MINOR: See definition of parcel map.

SUBDIVISION OF RECORD: A subdivision which has been recorded by the County Recorder.

SURFACE WATER DRAINAGE: The drainage of surplus surface water that does not seep into the earth but flows over land to flowing or stagnant bodies of water.

TAVERN: An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.

THRIFT STORE: A thrift store is defined as a facility, often operated by a non-profit organization, that accepts donations of new and used merchandise and clothing from the general public for re-sale.

TOURIST HOME: A home which has been converted into premises offering rooms to transient guests for remuneration.

TRAFFIC: Pedestrians, ridden or herded animals, vehicles, streetcars and other conveyances either singularly or together while using any street, trail system or path for purpose of travel.

TRAFFIC LEVEL OF SERVICE: A measure of how effectively a road is accommodating "traffic", as defined in subsection 9-9-6A2 of this title.

TRAILER: Any automobile trailer, trailer coach, housecar or other vehicle designed and constructed to permit occupancy of that vehicle as a temporary or permanent dwelling or sleeping quarters for one or more persons and designed or constructed so that it is mounted on wheels and used as a conveyance on major or State highways, County roads or City streets, propelled or drawn by its own or other motive power.

TRANSIENT GUEST: Any individual occupant who has or shall have the right of occupancy to any sleeping room/space in a transient lodging establishment for twenty seven (27) consecutive days or less.

TRANSIENT LODGING ESTABLISHMENT: Any facility, structure, or portion of any structure which is occupied or intended or designed for occupancy by a person or persons who pay rent for dwelling, lodging, or sleeping purposes, and includes any hotel, resort hotel, motel, bed and breakfast, lodging house, timeshare condominium, vacation home, apartment house, or other similar structure or facility. (The term "transient lodging establishment" does not include any of the following: any room within a private dwelling house or other single-family unit if the permanent or principal owner also resides in and occupies the dwelling; any unit within a timeshare project occupied by an owner, or the nonpaying guests of an owner; any medical facility, nursing home, assisted living facility, or other group home or group care facility.)

TRANSPORTATION NETWORK COMPANY (TNC): Any business entity that uses a digital network or software application service to connect a passenger to a driver who can provide transportation services to the passenger as defined by Nevada Revised Statutes title 58.

TRANSPORTATION NETWORK COMPANY DRIVER: Any person providing transportation network services and who enters into an agreement with a TNC to receive connections to potential passengers and related services.

USGS: United States Geological Survey.

USP; UNIFORM STANDARDS: The uniform standard drawings for public works construction, off site improvements, Clark County area, Nevada.

USE: The purpose or activity for which land and buildings are designed, arranged or intended, or for which land or buildings are occupied or maintained.

USE, MULTIPLE: The development of land or buildings for a variety of complementary or integrated residential, nonresidential or community services uses.

VACATION HOME RENTAL: A privately owned residential dwelling, such as, but not limited to, a single-family detached or multiple-family attached unit, apartment house, condominium, cooperative apartment, duplex, or any portion of such dwellings, rented for the purpose of overnight lodging for a period of not less than two (2) days and not more than twenty seven (27) consecutive calendar days, counting portions of calendar days as full days. Also known as a Short Term Rental.

VARIANCE: An exception to these regulations in a specific instance, permitting a modification to the development standards of the applicable zoning district in order to alleviate undue burden or unnecessary hardship on the property owner which these regulations otherwise impose. Variances for allowable use types are not permitted. See UDC Section 9-5-5.

VEHICLE: As defined in Nevada Revised Statutes 484A.320:

*Vehicle means every device in, upon or by which any person or property is or may be transported or drawn upon a highway, except:*

1. Devices moved by human power or used exclusively upon stationary rails; and
2. Electric personal assistive mobility devices as defined in NRS 482.029.

WASTE TREATMENT SYSTEM, PRIVATE: A sewage disposal system consisting of a house sewer, a septic tank or other approved sedimentation tank, an approved mechanical treatment plant, or an individual home aerobic plant and an acceptable absorption system.

WASTES, COMMERCIAL AND INDUSTRIAL: The water carried wastes from commercial and industrial establishments as sanitary sewage.

WASTES, YARD: Grass clippings, leaves and tree trimmings.

WATER BODY: Any natural or artificial collection of water, whether permanent or temporary.

WATER MAIN: In any system of continuous piping, the principal artery of the water system to which branches or lines may be connected.

WATERCOURSE: A channel or other location in which a natural flow of water occurs either continuously or intermittently.

WATERSHED: A region or area bounded peripherally by a water parting and draining ultimately to a particular watercourse or body of water.

**WETLAND:** An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. A wetland generally includes swamps, marshes, bogs and similar areas. A wetland is not an area that is artificially created on dry land and maintained for the treatment of mine drainage, stormwater control and drainage associated with road construction. This definition is consistent with both the United States Army Corps of Engineers 33 CFR 328.3(b) and the United States Environmental Protection Agency 40 CFR 232.2(r). **YARD:** An open space on a lot, other than a court, unoccupied and unobstructed from the ground upward.

**YARD, FRONT:** An open space unoccupied by buildings or structures across the full width of the lot extending from the front line of the building to the front property line of the lot or parcel (see exhibit 9-2:5, "Yard Types", of this section).

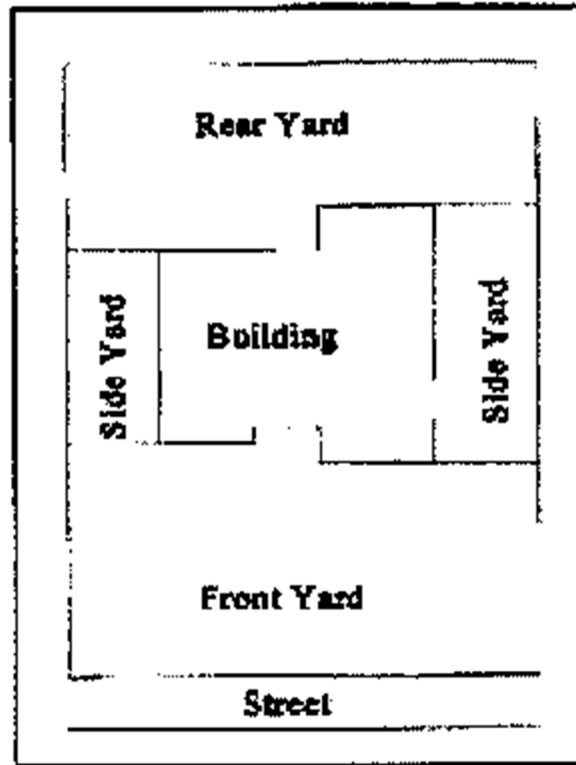
**YARD, FRONT DEPTH:** The minimum horizontal distance from the front line of the building to the front property line of the lot or parcel (see exhibit 9-2:5, "Yard Types", of this section).

**YARD, REAR:** An open space, unoccupied between the rear lot line and rear line of the principal building and the side property lines (see exhibit 9-2:5, "Yard Types", of this section).

**YARD, REAR DEPTH:** The minimum horizontal distance from the rear line of the principal building to the rear lot line (see exhibit 9-2:5, "Yard Types", of this section).

**YARD, SIDE:** An open unoccupied space on the same lot with the building between the main building and the adjacent side line of the lot, and extending from the front yard to the rear yard (see exhibit 9-2:5, "Yard Types", of this section).

**Exhibit 9-2:5: Yard Types**



**ZOO:** A permanent facility where exotic or wild animals are housed and maintained, under the supervision of professional staff, and exhibited to the public on a regularly scheduled basis, in a variety of natural or habitat like settings, for the purposes of education, conservation, scientific studies and recreation. (Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 263, 1-16-2002; Ord. 339, 6-27-2006, eff. 8-15-2006; Ord. 363, 1-23-2007, eff. 2-16-2007; Ord. 377, 6-12-2007, eff. 7-5-2007; Ord. 401, 6-24-2008, eff. 7-22-2008; Ord. 412, 10-28-2008, eff. 11-27-2008; Ord. 437, 5-25-2010; Ord. 443, 1-25-2011, eff. 2-17-2011; Ord. 455, 10-23-2012; Ord. 475, 11-26-2013, eff. 12-18-2013; Ord. 537, 8-28-2018, eff. 9-18-2018; Ord. 562, 4-23-2019, eff. 5-14-2019)

Section 2. Mesquite Municipal Code Table 9-7:2 is hereby deleted in its entirety. Permitted and conditionally permitted use types are listed in the text for each zoning district. This table will be available from the Development Services Department as an uncodified reference document.

Table 9-7:2  
Use Matrix

This table has been eliminated from the Municipal Code, but is available from the Development Services Department as an uncodified reference document.

**Section 3.** Mesquite Municipal Code Section 9-7B-2 describing permitted uses in the *Agricultural* (A) zoning district is hereby amended to add *Kennel, Fancier/Breeder* as a Permitted Use, as follows:

**9-7B-2: PERMITTED USES:**

- Agriculture use.
- Community residence - family.
- Crop farming.
- Dwellings, single-family detached.
- Grazing uses.
- Greenhouses.
- Horse ranches.
- Horse trails.
- Kennel, Fancier/Breeder
- Manufactured homes<sup>1</sup>.
- Museums.
- Parks and recreation areas and facilities.
- Plant nursery.
- Playgrounds.
- Religious assembly.
- Riding academies and boarding stables.
- Schools.
- Wildlife preserves. (Ord. 172, 9-24-1996, eff. 10-31-1996; amd. Ord. 232, 1-11-2000, eff. 2-7-2000; Ord. 401, 6-24-2008, eff. 7-22-2008; Ord. 443, 1-25-2011, eff. 2-17-2011)

**Section 4.** Mesquite Municipal Code Section 9-7F-2 describing permitted uses in the *Single Family* (SF) zoning district is hereby amended to add *Kennel, Fancier/Breeder* as a Permitted Use, as follows:

**9-7F-2: PERMITTED USES:**

- Community residence - family.
- Kennel, Fancier/Breeder
- Manufactured home <sup>1</sup>.
- Parks or recreation areas and facilities.
- Playgrounds and trails.
- Religious assembly.
- School.
- Single-family detached home.
- Subdivision sales office/model home (temporary).
- Vacation home rentals in all areas including where permitted by a common interest community or homeowners' association by way of express permission through the entity's declaration of covenants, conditions, and restrictions (CC&Rs), bylaws, or Design Standards Handbook. (Ord. 559, 2-12-2019, eff. 3-5-2019)

Notes



<sup>1</sup> 1. Those meeting the development performance standards found in this article and in section [9-8-7](#) of this title.

**Section 4.** Mesquite Municipal Code Section 9-7F-3 describing conditional uses in the *Single Family* (SF) zoning district is hereby amended to add *Assisted Living Facility* as a Conditional Use, as follows:

**9-7F-3: CONDITIONAL USES <sup>1</sup> :**

Assisted Living Facility

Aviaries.

Childcare facilities.

Community residence - transitional.

Golf courses.

Home occupations <sup>2</sup> .

Homes of more than two (2) stories.

Public, quasi-public and institutional facilities and uses.

Zero lot line development/attached homes. (Ord. 559, 2-12-2019, eff. 3-5-2019)

Notes

<sup>1</sup> 1. See also chapter 8 of this title.

<sup>2</sup> 2. See chapter 8, article A of this title.

**Section 5.** Mesquite Municipal Code Sections 9-7G-2, 9-7H-2, 9-7I-2, 9-7J-2 describing permitted uses in the Attached Housing (MF-1), and Multi-Family Housing (MF-2, MF-3 and MF-4) zoning districts are hereby amended to add *Assisted Living Facility* as a Permitted Use in each of these districts as follows:

**9-7G-2: PERMITTED USES:**

Assisted Living Facility

Community residence - family.

Community residence - transitional.

Duplexes.

Dwellings, single family detached.

Parks and recreation areas and facilities.

Playground.

Religious assembly.

Schools.

Townhomes.

Vacation home rental <sup>1</sup> .

Zero lot line development/attached homes. (Ord. 544, 9-11-2018, eff. 10-2-2018)

Notes

<sup>1</sup> 1. This use shall only be permitted in subdivisions/projects whose covenants, conditions, and restrictions (CCRs) and/or bylaws, or design standards handbook expressly permit vacation home rentals.

**9-7H-2: PERMITTED USES:**

Assisted Living Facility  
Apartment houses.  
Attached housing.  
Community residence - family.  
Community residence - transitional.  
Condominiums.  
Duplexes.  
Dwellings, multi-family.  
Dwellings, single-family detached.  
Parks and recreation areas and facilities.  
Playground.  
Religious assembly.  
Schools.  
Townhomes.  
Triplexes.  
Vacation home rental 1. (Ord. 544, 9-11-2018, eff. 10-2-2018)

Notes

<sup>1</sup> 1. This use shall only be permitted in subdivisions/projects whose covenants, conditions, and restrictions (CCRs) and/or bylaws, or design standards handbook expressly permit vacation home rentals.

**9-7I-2: PERMITTED USES:**

Assisted Living Facility  
Apartment houses.  
Attached housing.  
Community residence - family.  
Community residence - transitional.  
Condominiums.  
Duplexes.  
Dwellings, multi-family.  
Dwellings, single family detached.  
Parks and recreation areas and facilities.  
Playground.  
Religious assembly.  
Schools.  
Townhomes.  
Triplexes.  
Vacation home rental 1. (Ord. 544, 9-11-2018, eff. 10-2-2018)

Notes

<sup>1</sup> 1. This use shall only be permitted in subdivisions/projects whose covenants, conditions, and restrictions (CCRs) and/or bylaws, or design standards handbook expressly permit vacation home rentals.

**9-7J-2: PERMITTED USES:**

Assisted Living Facility  
Apartment houses.  
Attached housing.  
Community residence - family.

Community residence - transitional.  
Condominiums.  
Duplexes.  
Dwellings, multi-family.  
Dwellings, single-family detached.  
Parks and recreation areas and facilities.  
Playgrounds.  
Religious assembly.  
Schools.  
Townhouses.  
Triplexes.  
Vacation home rental <sup>1</sup>. (Ord. 544, 9-11-2018, eff. 10-2-2018)

Notes

<sup>1</sup> 1. This use shall only be permitted in subdivisions/projects whose covenants, conditions, and restrictions (CCRs) and/or bylaws, or design standards handbook expressly permit vacation home rentals.

**Section 6.** Mesquite Municipal Code Section 9-7N-2 describing permitted uses in the General Commercial (CR-2) zoning district is hereby amended to add *Assisted Living Facility, Kennel, Fancier/Breeder, Second-Hand Store* and *Schools* as Permitted Uses, as follows:

**9-7N-2: PERMITTED USES:**

All uses permitted in the CR-1, PB, and residential uses of the MF-3 District.

Appliance sales/rental/repair.  
Assisted Living Facility  
Athletic/sporting goods store.  
Banquet facility.  
Blueprinting.  
Bookbinding.  
Carbonated water sales.  
Clothing/accessory store.  
Computer sales/repairs.  
Data processing center.  
Department store.  
Diaper service.  
Discount store.  
Drive-through restaurants.  
Drugstore.  
Dry goods store.  
Duplexes.  
Dwellings, multi-family.  
Dwellings, single family detached.  
Electrical repair service.  
Employment agency.  
Express office.  
Food sales.  
Funeral home and interment service.

Furniture sales/repair.  
Garden supplies.  
Gift shop.  
Health club; gymnasium.  
Heating and air conditioning sales, supply and repairs.  
House cleaning and repair.  
Household merchandise and furnishing sales.  
Insurance office.  
Kennel, Fancier/Breeder  
Linen shop.  
Lunchroom.  
Massage therapy.  
Medical supplies.  
Monument sales.  
News dealers or stands.  
Notion store.  
Paint, glass, and wallpaper store.  
Photographic studio.  
Photographic supplies.  
Pressing, alterations.  
Radio and television sales/repair.  
Real estate office.  
Religious assembly.  
Restaurant.  
Sandwich shop.  
Schools  
Second-hand Store  
Shoe sales/repair.  
Soda fountains.  
Sports courts.  
Stationery store and bookstore.  
Tailor shop.  
Tea room or shop.  
Telephone sales.  
Tennis club.  
Theaters, indoor.  
Triplex  
Townhomes.  
Toy store.  
Upholstery shop.  
Variety store.  
Veterinary clinics (small animal).  
Watch and clock sales and repair. (Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. 562, 4-23-2019, eff. 5-14-2019)

**Section 7.** Mesquite Municipal Code Section 9-7N-3 describing conditionally permitted uses in the General Commercial (CR-2) zoning district is hereby amended to delete *Beer and Wine Sales*, and

add *Brewpub, Kennel, Fancier/Breeder, Thrift Store, and Storage Warehouse/Mini-storage* as Conditional Uses, as follows:

**9-7N-3: CONDITIONAL USES:**

Animal hospital (large animal).

Automobile sales/rental/service.

Automobile service station.

Bakery, wholesale.

Bar, lounge, tavern.

Bed and breakfast inns.

Boat sales/service.

Brewpub

Building materials storage or sales yard.

Car wash.

Check cashing service/deferred deposit service, see section [9-7M-3](#) of this chapter for distancing requirements.

Chemicals, agricultural-wholesale.

Childcare facility.

Convenience market.

Dry cleaning.

Firing ranges, gun clubs.

Flea market/swap meets.

Gasoline sales.

Gunsmith.

Hotel/motel.

Kennels.

Kennels, Fancier/Breeder

Launderette.

Liquor store (package).

Meat market.

Medical and dental labs.

Mobile home dealers.

Park and recreation areas and facilities.

Parking lot (commercial).

Pawnshop. No pawnshop may be located closer than one thousand feet (1,000') from any other pawnshop, as measured by the shortest line between the occupied spaces of the existing or proposed pawnshop. No pawnshop may be located closer than two hundred feet (200') from any parcel with a residential land use category as designated by the comprehensive master plan. This two hundred foot (200') separation requirement is measured by the shortest line between the space to be occupied by the proposed pawnshop and the property line of the nearest parcel with a residential land use category as designated by the comprehensive master plan. The foregoing distance requirements may be waived through the conditional use permit only if it can be shown by clear and convincing evidence by the applicant that a waiver of such distance requirements will not compromise the general intent of this Code to protect the public health, safety, and general welfare of the citizens of the City.

Printing, lithography and publishers.

Public, quasi-public and institutional facilities and uses.

Recreational areas.

Storage warehouse/ ministorage  
Supper club.  
Taxi stand.  
Taxicab office.  
Theaters, indoor/drive-in.  
Thrift Store  
Transient lodging establishment.  
Union hall.  
Wholesale sales. (Ord. 544, 9-11-2018, eff. 10-2-2018)

**Section 8.** Mesquite Municipal Code Section 9-7P-3 describing conditionally permitted uses in the Light Industrial (IR-1) zoning district is hereby amended to add *Second-hand Store* as a Conditional Use, as follows:

**9-7P-3: CONDITIONAL USES:**

Adult uses.  
Automobile wrecking and/or baling.  
Blast furnace.  
Boiler works.  
Brewery.  
Grease or oil compounding.  
Medical and non-medical marijuana establishments.  
Mixing plant for cement, mortar, plaster or paving materials.  
Parks and recreation areas and facilities.  
Public, quasi-public and institutional facilities and uses.  
Religious assembly.  
Shoe manufacture.  
Storage space for contractor's equipment, transit and transportation equipment.  
Tattoo establishments.  
Tire rebuilding, recapping or retreading.  
Thrift Store

**Section 9.** Mesquite Municipal Code Section 9-7R-2 describing conditionally permitted uses in the Hotel-Tourist (HT) zoning district is hereby amended to add *Brewpub* as a Conditionally Permitted Use, as follows:

**9-7R-2: CONDITIONAL USES:**

Automobile/tourist courts.  
Bars and taverns.  
Brewpubs  
Casinos.  
Condominium hotel.  
Gaming.  
Service stations.  
Spa.  
Supper club.  
Timeshare units.  
Vacation plan sales.

**Section 10.** Mesquite Municipal Code Section 9-7W-2 describing permitted uses in the Downtown Commercial (CR-3) zoning district is hereby amended to delete reference to “nonalcoholic” restaurants, and add *Second-hand Store* as a Permitted Use, as follows:

**9-7W-2: PERMITTED USES:**

All uses in the PB District.

Accounting and bookkeeping.

Advertising agency offices.

Airline company office.

Airplane broker.

Antiques, retail (refurbishment, accessory).

Art store (picture framing, accessory).

Art studio or school.

Artist, commercial.

Bakery.

Bank.

Barbershop.

Beauty parlor.

Bed and breakfast.

Bible and church supplies.

Bicycle shop; retail, new (repair, accessory).

Billing service.

Board and rooming houses.

Body apparel shop (new).

Books, new (used, accessory).

Brokerage house.

Cameras and film, retail (photo finishing, accessory).

Candy, retail.

Ceramic products, retail.

Christmas tree sales lot (November 15 through December 25).

Cigar store.

Clock, retail (repair, accessory).

Clothing sale, retail (new).

Coffee shop (breakfast, lunch).

Collection agency.

Computer sales (repair, accessory).

Confectionery, cooking and sales.

Costume rental (sales, accessory).

Credit bureau.

Dancing school.

Delicatessen.

Department store.

Detective or police agency.

Drapery, retail.

Dry goods store.

Electrical appliances, retail (new).

Embroidery shop.  
Engineering office.  
Finance company.  
Fine arts gallery or store.  
Florist.  
Fraternal association, nonalcoholic.  
Funeral home and interment service.  
Furrier, retail (new).  
Gift shop.  
Health food products, retail.  
Herbs, retail.  
Hobby shop.  
Ice cream parlor.  
Imported goods, retail.  
Indian goods, retail.  
Insurance agency.  
Interior design or decorator gallery (studio, accessory).  
Jewelry store, retail (new).  
Knit shop, retail (classes, accessory).  
Library (public or private).  
Loan company office.  
Locksmith.  
Magazine sales.  
Mail services, parcel post, post boxes.  
Market (fruit and vegetable), retail.  
Market (meat and fish), retail.  
Massage therapy.  
Messenger service.  
Museum.  
Music store.  
Newsstand.  
Notary.  
Offices (business or professional).  
Optician.  
Perfume, retail.  
Photographer's studio.  
Photographic equipment, retail (photo finishing, accessory).  
Public parks/open space.  
Radio, stereo store (new).  
Religious assembly.  
Residential dwellings.  
Restaurant  
Rubber and metal stamp, retail (shop, accessory).  
Second-hand Store  
Sewing machine; retail, new (repair, accessory).  
Shoe repair.



Shoe sales, retail (new).  
Shoeshine stand.  
Sporting goods, retail (new).  
Stained glass, retail (studio, accessory).  
Stationery store.  
TV store, retail (new).  
Tailor (new sales; alteration, accessory).  
Tearoom.  
Telegraph office.  
Telephone company office.  
Telephone sales (new).

Temporary outdoor display and sales. Temporary outdoor display and sales are subject to the following requirements:

- A. Outdoor display and sales are limited to a duration of thirty (30) days within a calendar year;
- B. The space occupied by such displays does not exceed five percent (5%) of the gross floor area of the building occupied by the business displaying the goods;
- C. Such display does not interfere with traffic circulation or cause the deletion of any required parking spaces. Furthermore, such display will not interfere with the safe, convenient passage of pedestrians.

Theater.  
Toys, retail (new).  
Transient lodging establishment.  
Travel agency.  
Watch repair. (Ord. 528, 10-24-2017; amd. Ord. 562, 4-23-2019, eff. 5-14-2019)

**Section 11.** Mesquite Municipal Code Section 9-7W-3 describing conditionally permitted uses in the Downtown Commercial (CR-3) zoning district is hereby amended to include taverns as the same as “bars”, and add *Thrift Store* as a Conditional Use, as follows:

**9-7W-3: CONDITIONAL USES:**

Alcoholic beverage sales (accessory to restaurant).  
Amusement arcade.  
Amusement devices, sales and service.  
Appliances, retail (used).  
Bar/Tavern.  
Blueprint shop, copy service.  
Brewpub.  
Business school.  
Carpet and rug, retail (cleaning, accessory).  
Caterer.  
Childcare facility.  
Clothing sale (used).  
Club, supper.  
Coin shop (new/used).  
Dry cleaning/dyeing agencies, retail (no processing plant).  
Equipment rental (within a building).  
Factory outlet stores, retail.  
Farmers' market.  
Filing equipment and office supplies, retail (new).

Filling station (no repair, convenience market accessory).

Floor covering, retail.

Fortune telling.

Furniture sale, retail.

Furrier, retail (used).

Gaming (limited).

Gaming (unlimited).

Garage, public (parking).

Garden supplies.

Greenhouse, incidental to retail sales of flowers, etc.

Guns, retail.

Gunsmith.

Handyman shop.

Hardware stores, retail.

Health center (athletic club).

Hotel.

Janitor and building cleaning service.

Jukebox (rental, sales service accessory).

Laboratory (medical, dental and veterinarian).

Lapidary, retail.

Liquor store, retail.

Mail order house (catalog store only).

Motel.

Paint store, retail.

Palmistry establishments.

Pet grooming.

Pet shop.

Picture framing.

Radio service or repair.

Radio studio (no antennas).

Resort hotel.

Stamp shop, retail.

Street vendors. Street vendors shall be considered in the commercial-central business district only after approval of a special use permit by the city. The following standards shall apply to all such requests for street vendor special use permits:

- A. Only businesses licensed to do business within a building in the commercial-central business district may request consideration for a street vendor special use permit.
- B. Street vendors shall be approved at a specific, permanent location.
- C. Carts used for street vending shall be on wheels and the carts shall not be larger than three feet by five feet (3' x 5').
- D. Only consumable products may be sold from a street vendor cart.
- E. If located within a city or state right of way, encroachment permits and liability insurance shall be required.
- F. If adjacent to or in front of a business not their own, street vendor cart operators shall be responsible for obtaining permission of the affected business and property owner.
- G. Electrical and gas services require review and approval of the building and safety division and the fire marshal.
- H. Approval of the health department is required for all food vendors.
- I. Other conditions deemed appropriate by the city, to mitigate any adverse impacts to adjoining properties and pedestrians.

Thrift Store

TV repair shop.

Tattoo parlor (body piercing, accessory).  
Taxicab stand.  
Veterinarian.  
Vocational school.  
Wedding chapel. (Ord. 234, 2-8-2000, eff. 3-3-2000; amd. Ord. 360, 12-12-2006, eff. 1-4-2007)

**Section 12.** Mesquite Municipal Code Section 9-7Y-2 describing primary permitted uses in the Commercial- Hospital Services (CR-4) zoning district is hereby amended to add *Assisted Living Facility* as a Permitted Use, as follows:

**9-7Y-2: PERMITTED USES:**

Assisted Living Facility  
Birthing center.  
Business offices for healthcare, health services and support organizations.  
Childcare facility (as part of an employee benefit program).  
Diagnostic imaging center.  
Eating places and cafeterias.  
Education (healthcare related programs).  
Florist shop.  
Gift shop.  
Health club/gymnasium (as part of an employee benefit program).  
Hospice.  
Hospital, including acute or specialty care.  
Medical/dental offices.  
Medical/pathological laboratories.  
Medical supplies.  
Nursing home.  
Pharmacy.  
Psychiatric or substance abuse facility.  
Quick copy establishments.  
Rehabilitation facility.  
Surgery center.  
Urgent care.

**Section 13:** Mesquite Municipal Code Section 9-8-2-C.7.a is hereby deleted and moved to Section 9-8-6 as follows:

**9-8-2: AREA AND BULK REGULATIONS:**

...

7. Special Conditions:

Garages or carports shall be located not less than twenty feet (20') from any future width line of any street where the garage door on a carport opening faces the street. Where the yard requirements pass a greater setback, such greater setback shall apply.

**Section 14:** A new Section 9-8-6 is hereby added to read:

9-8-6: RESIDENTIAL SETBACK FROM FREEWAYS AND DRAINAGE CHANNELS.

A residential building shall not be erected within fifty feet (50') of the right of way of any freeway or drainage channel. The required setback from a drainage channel may be reduced to that which is required in the zoning district; provided, that the channel is concrete lined and/or a protective wall is constructed in accordance with the requirements of the department of public works or city engineer.

(Note: a previous Section 9-8-6, Screening and Buffering, was repealed by Ord. 254, dated 6-12-2001, eff. 7-5-2001. The current text was previously codified as Section **9-8-2-C.7.a**)

**Section 15:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 16:** The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law.

**Section 17:** This ordinance shall become effective upon passage, approval and publication.

**Section 18:** The provisions of this ordinance shall be liberally construed to effectively carry out its purpose in the interest of the public health, safety, welfare and convenience.

**Section 19:** If any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

**Section 20:** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, and complies with Nevada Revised Statutes Chapter 237.

**PASSED, ADOPTED, AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Allan S. Litman, Mayor

Attest:

By: \_\_\_\_\_  
Tracy E. Beck, City Clerk

AYE:  
NAY:  
ABSTAIN:

PUBLICATION DATE:  
EFFECTIVE DATE:

Approved as to Form:

By: \_\_\_\_\_  
Adam Anderson, City Attorney



## Technical Review Meeting Agenda Item Report

Submitted by: Richard Secrist  
Submitting Department: Development Services  
Meeting Date: February 2, 2021

### Subject:

Consideration for approval of Resolution R21-008 to Update of the Housing Element of the Mesquite Master Plan as recommended by the Master Plan Advisory Board.

- Public Hearing
- Discussion and Possible Action

### Recommendation:

Approve Resolution R21-008 to Update of the Housing Element of the Master Plan Advisory Board as recommended by the Master Plan Advisory Board.

### Petitioner:

Richard Secrist, Development Services Director

### Is this a budgeted item?

No

### Fiscal Impact:

None

### Background:

Since August 2020, the City's Development Services Department has been working to update the Housing Element of the City's Master Plan. The Element was last updated in 2012. The Plan consists of background material, a housing needs assessment, and goals, policies, and actions to provide guidance to address housing needs for all economic segments in the City. The staff received significant input and direction in updating the Housing Plan from the City's Master Plan Advisory Committee, and worked closely with them to formulate policy.

### Attachments:

- [CC Staff Report Housing Element Update Feb 2021.docx](#)
- [Resolution R21-008\\_Housing Element.docx](#)
- [Housing\\_Element\\_01222021\\_Update.doc](#)
- [Appendix A \\_ Housing Needs Assessment\(2\).pdf](#)



**TO:** Honorable Mayor and City Council  
**FROM:** Richard Secrist, Development Services Director  
**DATE:** Technical Review- February 2, 2021  
City Council- February 9, 2021  
**RE: Resolution R21-008- Update of the Housing Element of the Mesquite Master Plan**

### **Recommendation**

It is recommended that the Council hold a public hearing, consider the recommendation of the Master Plan Advisory Board, and adopt the draft Resolution #R21-008 providing for an update to the Housing Element of the City's Master Plan.

### **Background**

The Community Development Department is seeking to update the Housing Element of the City's Master Plan. The Housing Element provides basic information, and sets goals, policies and actions to guide the provision of housing services to the public. The Housing element addresses statutory planning requirements, Affordable and Workforce Housing Task Forces, Nevada Rural Housing Needs Assessment, inventories of housing age and condition, inventory of affordable housing, suitable locations for workforce multi-family housing, and recommended goals, policies, and actions.

### **Citizen Advisory Board**

The Master Plan update effort used the City's Master Plan Committee to review the proposed updates. With the Board's guidance, staff suggested updates to the Housing Element. The updated element includes the most recent information about the housing needs of the City, and indicates where the City should focus its attention with regard to meeting current and future demand. The Workforce Housing Committee, as well as the original NRHA Advisory Committee also contributed policy and action plan recommendations.

### **Update Topics**

The following describes the draft updates to each sub-element:

#### **Statutory Planning Requirements**

This section sets forth the Nevada Revised Statutes (NRS) 278.160 Criteria for Housing Plans. Essentially, the law requires the Housing Plan to include a plan for maintaining and developing affordable housing to meet the housing needs of the community.

In addition to these criteria, NRS 278.235 specifies that Housing Plans must also contain policies and actions directing jurisdictions to “adopt at least 6 of 12 specified measures relating to the maintenance and development of affordable housing in the jurisdiction.

### **Nevada Rural Housing Citizen Task Force on Housing**

In the fall of 2017 the City of Mesquite and the Nevada Rural Housing Authority entered into an agreement to work together to further the goals of encouraging and providing housing to meet the diverse needs of Mesquite’s residents. One of the first actions that came out of this agreement was the formation of an ad hoc citizen’s task force on housing.

The Housing Element includes recommendations from this Task Force to the City Council.

### **Workforce Housing Task Force**

The Mesquite City Council began a process in 2019 to develop a Strategic Plan for the City. Initially they focused on two primary goals:

- Prepare a plan to promote and develop workforce housing in the community commensurate with the on-going housing needs of this segment of the population, and
- Prepare a plan to promote and develop sports tourism and the needed growth in the hospitality industry

Workforce Housing Task Force was formed to begin working on the first goal.

### **Nevada Rural Housing Needs Assessment Appendix A**

In 2016 the Nevada Rural Housing Authority contracted with Vogt Strategic Insights (VSI) to conduct a Rural Nevada Housing Needs Assessment. This study was updated in 2018, and forms the basis of the city’s demand analysis for affordable housing. The complete study is included in Appendix A.

A summary of the VSI Findings is included in the Housing Element. These findings help form the basis for on-going goals, policies, and actions to develop and maintain the housing supply.

### **Housing Age, Condition, and Affordability**

This section contains inventories of the age of housing in Mesquite, the relative condition of the housing stock, and an inventory of housing sales showing affordability for the last three years. These sales figures augment the analysis and findings of the Vogt Housing Demand Study.

### **Suitable Locations for Workforce Multi-Family Housing**

In order to recommend an on-going strategy for developing workforce housing, the Workforce Housing Task Force sought to identify suitable locations for multi-family housing. And one first step was to identify locations already entitled with proper zoning. The map included in the Housing Element identifies some of these parcels. The committee felt that time is of the essence, and that it would be advantageous to avoid protracted zoning battles in areas not already contemplated for commercial and/or higher density housing.

### **Goals, Policies, and Actions**

To meet the housing needs of the existing and future residents of Mesquite, specific goals, policies and actions have been developed. The overarching goals are tied to supporting

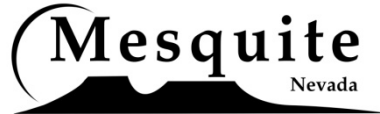


policies and specific actions. Policies amplify the goal statement, and the actions provide a more specific description of a proposed implementing action. Since the last meeting of the Committee, staff has modified the goals, policies, and actions, by removing specific numbers of housing units to be built. The proposed action now seeks to build numbers of housing units commensurate with the needs of income groups in the community, as identified in the Housing Demand Analysis.

## **ATTACHMENTS**

1. Draft Resolution
2. Draft Update
3. Appendix A

## Resolutions



### RESOLUTION NUMBER R21-008

#### A RESOLUTION ADOPTING UPDATES TO THE HOUSING ELEMENT OF THE CITY OF MESQUITE MASTER PLAN

**WHEREAS**, Section 278.170, Nevada Revised Statutes, provides that the City of Mesquite may prepare and adopt a HOUSING ELEMENT, to be included in the existing master plan for all or any part of the City;

**WHEREAS**, Section 278.160, Nevada Revised Statutes, specifies that the master plan shall include the following subject matter: community design, conservation, economic, historic properties preservation, housing, land use, population, public buildings, public services and facilities, recreation, rural neighborhoods preservation, safety, school facilities, solid waste disposal, streets and highways, transit, and transportation, and such other plans as judged necessary; and

**WHEREAS**, the master plan for the City of Mesquite was adopted in 1994 and significant changes have occurred in the City since that time; and

**WHEREAS**, a public hearing on the adoption of updates to the City of Mesquite Master Plan Housing Element, was held February 9, 2021, by the City Council of Mesquite, Nevada; and

**WHEREAS**, the proposed amendment is the first amendment to the Plans in 2021, and therefore does not exceed the four permitted amendments in a calendar year, as specified in Section 278.210 (4), Nevada Revised Statutes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of Mesquite, Nevada, does hereby adopt and endorse the proposed updates to the HOUSING ELEMENT of the existing master plan for the City of Mesquite.

**IN WITNESS WHEREOF**, the Mesquite City Council hereby adopts Resolution R21-008 for the reasons and purposes set forth herein on this 9th day of February, 2021.

THE CITY OF MESQUITE, NEVADA

By: \_\_\_\_\_  
Alan S. Litman, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Tracy Beck, City Clerk



# City of Mesquite Master Plan



# Housing Element

Note: This document represents one of several elements which constitute the City of Mesquite Master Plan.

**RESOLUTION NUMBER R21-008**

**A RESOLUTION ADOPTING THE HOUSING ELEMENT AS A PART OF THE CITY OF MESQUITE MASTER PLAN**

**WHEREAS**, Section 278.170, Nevada Revised Statutes, provides that the City of Mesquite may prepare and adopt a HOUSING ELEMENT, to be included in the existing master plan for all or any part of the City;

**WHEREAS**, Section 278.160, Nevada Revised Statutes, specifies that the master plan shall include the following subject matter: community design, conservation plan, economic plan, historic properties preservation plan, housing, land use plan, population plan, public plan, solid waste disposal plan, streets and highways plan, transit plan, and transportation plan, and such other plans as judged necessary; and

**WHEREAS**, the master plan for the City of Mesquite was adopted in 1994 and significant changes have occurred in the City since that time.

**WHEREAS**, a public hearing on the adoption of the City of Mesquite master plan, including the HOUSING ELEMENT, was held May 22, 2007 with the most recent amendment being held on June 12, 2012, by the City Council of Mesquite, Nevada; and

**WHEREAS**, the proposed amendment is the first amendment to the Plans in 2021, and therefore does not exceed the four permitted amendments in a calendar year, as specified in Section 278.210 (4), Nevada Revised Statutes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of Mesquite, Nevada, does hereby adopt and endorse the HOUSING ELEMENT into the existing master plan for the City of Mesquite.

**IN WITNESS WHEREOF**, the Mesquite City Council hereby adopts Resolution No. R21-008 for the reasons and purposes set forth herein on this 9th day of February 2021.

**THE CITY OF MESQUITE, NEVADA**

By: \_\_\_\_\_  
Allan S. Litman, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Tracy Beck, City Clerk

## **Acknowledgements**

### **City of Mesquite Mayor & City Council**

Allan S. Litman, Mayor  
Brian Wursten, Mayor Pro-Tem  
George Gault, Council Member  
Karen Dutkowski, Council Member  
Sandra Ramaker, Council Member  
Wes Boger, Council Member

### **Office of the City Manager**

Aaron Baker, City Manager

### **Master Plan Update Committee**

Bunny Wiseman  
Joe Winslow  
Karen Fielding  
Sandy Johnson  
Herb Calhoun  
Bob Nelson

### **City of Mesquite Development Services Department**

Richard Secrist, Director

### **Staff Contributors:**

Daniel Catron, Senior Planner

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## Purpose and Intent

The Nevada Revised Statutes (NRS), which sets out planning law for the State of Nevada, mandates the preparation of comprehensive, long-term general plans, known as master plans. State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the NRS. Included among those required subjects is a Housing Plan. To comply with State statute, the City of Mesquite has prepared a Housing Element as part of its Master Plan.

This document is intended to accomplish two broad goals:

- To ensure that the Mesquite 2020 Master Plan is in compliance with State Statute as related to housing, and
- To ensure that the housing-related policies of the Mesquite 2020 Master Plan are linked to specific actions by the City.

## Statutory Requirements

Nevada Revised Statutes (NRS) 278.160 specifies criteria for Housing Plans. An adopted Master Plan requires a Housing Plan by the governing body of the city in counties with populations over 700,000. The law requires Housing Plans to “include a plan for maintaining and developing affordable housing to meet the housing needs of the community” (NRS 278.150, 278.160). The Housing Plan must include the following eight components:

- 1) An inventory of housing conditions, needs, plans, and procedures for improving housing standards and for providing adequate housing to individuals and families in the community, regardless of income level;
- 2) An inventory of existing affordable housing in the community including, without limitation, housing that is available to rent or own, housing that is subsidized whether directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities;
- 3) An analysis of projected growth and the demographic characteristics of the community;
- 4) A determination of the present and prospective need for affordable housing in the community;
- 5) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments;
- 6) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation: a) a determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and b) an inventory of available parcels that are suitable for residential development and any zoning, environmental, and other land-use planning restrictions that affect such parcels;
- 7) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing; and



8) A plan for maintaining and developing affordable housing to meet the housing needs of the community for a period of at least five years.

In addition to these eight components, **NRS 278.235** sets forth more specific requirements for the Housing Plan. Housing Plans must also contain policies and actions directing jurisdictions to “adopt at least 6 of 12 specified measures relating to the maintenance and development of affordable housing in the jurisdiction”. The twelve measures outlined in (NRS 278.235(1)(a-l)) are as follows:

(a) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to [NRS 278.580](#).

(b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.

(c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.

(d) Leasing land by the city or county to be used for affordable housing.

(e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.

(f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.

(g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.

(h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.

(i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.

(j) Offering density bonuses or other incentives to encourage the development of affordable housing.

(k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.

(l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year

consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

Those measures selected by the Mesquite City Council to further the goal of affordable housing have been identified by the Bold Section Letter. I.e., B,C,D,F,G,J,K

### **Nevada Rural Housing Authority (NRHA)**

In the fall of 2017 the City of Mesquite and the Nevada Rural Housing Authority entered into an agreement to work together to further the goals of encouraging and providing housing to meet the diverse needs of Mesquite’s residents. One of the first actions that came out of this agreement was the formation of an ad hoc citizen’s task force on housing.

In the early meetings of this Task Force, they and staff reviewed Nevada Revised Statutes (NRS) 278.235 Adoption of Measures to Maintain and Develop Affordable Housing to Carry Out The Housing Plan Required in the Master Plan. And after studying the pros and cons of each measure, and based on the Task Force’s knowledge of the community and it’s needs, they recommended the City

### **Task Force Recommendations to Mesquite City Council**

1. Expedite approval of plans and specs relating to the development of affordable housing
2. Through grants and other resources, provide direct financial assistance to qualified applicants for the purchase or rental of housing. This would be done in partnership with an affordable housing provider, such as Nevada Rural Housing Authority.
3. Providing density bonuses
  - For affordable housing developments
  - For private developers to include a portion of the development for affordable housing
  - Providing other incentives (such as narrower streets or smaller setbacks) for starter-home developments
4. Selling land owned by the City at not more than 10% of the appraised value of the land to developers exclusively for the development of affordable housing
  - This provision would come with deed restrictions or other means to assure long-term use of the land for the intended purpose of affordable housing
  - This would require the developer to pass on the savings in development costs to the purchaser of the housing in such a development
5. Donation of City-owned land to a non-profit or public entity for the development of affordable housing

6. Long-term leasing of City-owned land to non-profits or private developers for the development of affordable housing
  - Retaining ownership of the land would allow the City to assure long-term affordability with a small lease payment each year to support the administrative burden that will assure compliance
7. Establishing a Trust Fund to support affordable housing
  - This Trust Fund would be funded through building permit fees, or a fee in lieu of providing affordable housing units in the development, or some other basis

## Plan Development

The City of Mesquite last updated its Housing Plan in 2012, about the time Southern Nevada started showing signs of coming out of the last recession. Housing demand and construction slowed considerably after 2008, but the City showed signs of positive growth in 2011 / 2012, and by 2018 the City issued the highest number of single family housing permits since 2008. This effort seeks to identify housing needs and develop policies and strategies to better address the community’s housing needs for affordable and work force housing, housing for seniors / retirees, and housing for families. The term “affordable” in this context refers to housing that is affordable to households earning less than 60 percent of the area median income (AMI). The term “work force” refers to housing that is affordable for households earning between 60 and 120 percent of the AMI. Housing is considered affordable for a household if the costs associated with that home, plus utilities, do not exceed 30% of the household’s monthly income.

The Plan consists of goals, policies, and actions to provide guidance to address housing needs for all economic segments in the City. The staff received significant input and direction in updating the Housing Plan from the City’s Master Plan Advisory Committee, and worked closely with them to formulate policy.

**Appendix A** contains the Rural Nevada Housing Needs Assessment Annual Update prepare by Vogt Strategic Insights (VSI). The City’s housing needs are analyzed in this report. For this report, three Clark County areas meet the Nevada Rural Housing Authority rural guidelines (i.e., population less than 150,000) and were considered in the evaluation. Therefore, the report excludes the city of Las Vegas and the greater metro area. For this report, Clark County was divided into three areas: Boulder City and Southeast Clark County, Mesquite and Northeast Clark County and the remainder of Clark County that excludes greater Las Vegas, Henderson, North Las Vegas and Paradise.

The Rural Nevada Housing Needs Assessment included analyses of the following market indicators:

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Population Growth & Projections

Household Trends, By Size, Age, Tenure, Owners vs. Renters, and Rent Burden

Rental Housing Market – Market-Rate Rentals, Tax Credit Projects, Government Subsidized Projects

Demand for LIHTC Senior Units

Demand for General Occupancy Workforce Units

Demand for Additional Rental Units

With adoption of the Housing Plan the Mesquite Unified Development Code will be reviewed and updated to further provide assistance in developing affordable and work force housing.

## Definitions

For the purposes of this document, Affordable Housing, Workforce Housing, and Market-Rate Housing shall have the following meanings:

**Affordable Housing:** Housing designed to serve households within the state of Nevada that have a total monthly gross household income that is less than 60 percent of the area median household income (AMI) for the city in which the subject housing is located.

**Workforce Housing:** Housing designed to serve households within the state of Nevada that have a total monthly gross household income that is greater than or equal to 60 percent, but less than 120 percent of the area median household income (AMI) for the city in which the subject housing is located.

**Market-Rate Housing:** Housing designed to serve households within the state of Nevada that have a total monthly gross household income that is greater than 120 percent of the area median household income (AMI) for the city in which the subject housing is located.

**Median Income:** Area Median Household Income is determined using the most recent U.S. Census counts or estimates for the City of Mesquite, or by bench-marking the median income for Mesquite at 74% of the most recent Census counts or estimates for Clark County, Nevada.

## Inventory of Housing Age and Condition

Mesquite is a young city, having only incorporated in 1984. And most of the city’s growth has come in recent years.

Census data from the 2018 American Community Survey 5-Year Estimates of Data Profiles show the housing construction by decade and percentage of today’s total:

|                    |             |        |
|--------------------|-------------|--------|
| Built 1950 to 1989 | 1,356 units | 12.12% |
| Built 1990 to 1999 | 3,100 units | 27.71% |
| Built 2000 to 2009 | 4,477 units | 40.02% |
| Built 2010 to 2019 | 2,255 units | 20.16% |

Roughly 87.88% of the city’s housing stock was built after 1990, leaving only 12.12 % built in the 40 years prior to 1990. Housing built since 1990 is more likely to be code compliant, and therefore, adequate due to its age.

According to Section 5.425(a) of the Code of Federal Regulations (Title 24 – Housing & Urban Development), **A housing unit is substandard if it:**

1. Is dilapidated.
2. Does not have operable indoor plumbing.
3. Does not have a usable flush toilet inside the unit for the exclusive use of a family.
4. Does not have a usable bathtub or shower inside the unit for the exclusive use of a family

5. Does not have electricity, or has inadequate or unsafe electrical service.
6. Does not have a safe or adequate source of heat.
7. Should, but does not, have a kitchen; or
8. Has been declared unfit for habitation by an agency or unit of government.

**A housing unit is dilapidated if it:**

1. Does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family; or
2. The unit has one or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

Our Building Division has not found any substandard or dilapidated housing units in Mesquite. This is undoubtedly due to the young age of the housing stock, and the presence of adopted building codes and standards.

**Inventory of Affordable Housing**

In 2019, the Southern Nevada Association of Population, Projections, and Estimates (SNAPPE), estimated the City of Mesquite had the following makeup of housing units by type:

| Place / City | Housing Type  |               |             |             |            |               | Total Housing Units |
|--------------|---------------|---------------|-------------|-------------|------------|---------------|---------------------|
|              | Single Family | Duplex ¾ Plex | Mobile Home | Apart-ments | Town-homes | Condo-miniums |                     |
| Mesquite     | 6,243         | 72            | 210         | 658         | 2,013      | 1,604         | 10,800              |

A Sales Comparison over the past 3 years shows that almost all of the condominiums and townhomes sold were in the “affordable” and “workforce” housing price range. And sales of single family homes were within the “workforce” housing price range for Clark County.

**Single Family Building**

| Period | # Sales | Chng%  | Sales     |        |           |        | Days On Market Total |        |        |        | Price Per Sq. Ft. |        |        |        |
|--------|---------|--------|-----------|--------|-----------|--------|----------------------|--------|--------|--------|-------------------|--------|--------|--------|
|        |         |        | Average   | Chng%  | Median    | Chng%  | Average              | Chng%  | Median | Chng%  | Average           | Chng%  | Median | Chng%  |
| 2019   | 524     | -16.6% | \$340,707 | +4.87% | \$307,703 | +5.1%  | 104                  | +7.2%  | 84     | +35.4% | \$200             | +14.2% | \$200  | +14.2% |
| 2018   | 593     | +6.8%  | \$324,865 | +10.3% | \$293,000 | +10.6% | 97                   | -14.1% | 62     | -25.3% | \$175             | +10.2% | \$175  | +10.5% |
| 2017   | 555     |        | \$294,652 |        | \$265,000 |        | 113                  |        | 83     |        | \$158             |        | \$158  |        |

**Condo**

| Period | # Sales | Chng%  | Sales     |        |           |        | Days On Market Total |        |        |        | Price Per Sq. Ft. |        |        |        |
|--------|---------|--------|-----------|--------|-----------|--------|----------------------|--------|--------|--------|-------------------|--------|--------|--------|
|        |         |        | Average   | Chng%  | Median    | Chng%  | Average              | Chng%  | Median | Chng%  | Average           | Chng%  | Median | Chng%  |
| 2019   | 128     | -9.9%  | \$133,093 | +9.5%  | \$131,500 | +7.8%  | 94                   | +48.5% | 66     | +44.0% | \$124             | +4.1%  | \$121  | +4.6%  |
| 2018   | 142     | -11.8% | \$121,550 | +18.9% | \$122,000 | +19.6% | 64                   | -19.8% | 46     | -20.2% | \$119             | +20.1% | \$116  | +20.9% |
| 2017   | 161     |        | \$102,205 |        | \$102,000 |        | 79                   |        | 57     |        | \$99              |        | \$96   |        |

**Townhome**

| Period | # Sales | Chng%  | Sales     |       |           |       | Days On Market Total |        |        |        | Price Per Sq. Ft. |        |        |        |
|--------|---------|--------|-----------|-------|-----------|-------|----------------------|--------|--------|--------|-------------------|--------|--------|--------|
|        |         |        | Average   | Chng% | Median    | Chng% | Average              | Chng%  | Median | Chng%  | Average           | Chng%  | Median | Chng%  |
| 2019   | 94      | -38.2% | \$221,081 | +9.4% | \$223,250 | +9.6% | 97                   | +18.8% | 73     | +39.0% | \$153             | +9.2%  | \$157  | +10.0% |
| 2018   | 152     | -1.3%  | \$201,999 | +7.3% | \$203,750 | +7.2% | 82                   | -15.7% | 53     | -22.8% | \$140             | +12.3% | \$142  | +15.3% |
| 2017   | 154     |        | \$188,260 |       | \$190,000 |       | 97                   |        | 68     |        | \$125             |        | \$123  |        |

VSI identified and surveyed by telephone 8 conventional housing projects in Mesquite, containing 773 units. The eight projects in Mesquite had a combined occupancy rate of 98.6, which is high for rental housing.

The list of projects surveyed included:

- 5 Market Rate projects (MRR)
- 1 Government Subsidized project (GSS)
- 1 Tax Credit project (TAX), and
- 1 Tax Credit / Government Subsidized project (TGS)

| Project Name           | Project Type | Yr. Built Renovated | Total Units | Vacant | Occupancy Rate |
|------------------------|--------------|---------------------|-------------|--------|----------------|
| Millstream Apts        | GSS          | 1985/2005           | 39          | 0      | 100.0%         |
| Rivers Bend            | TAX          | 2006                | 48          | 2      | 95.8%          |
| Sun River Apts         | TGS          | 1998/2013           | 24          | 0      | 100.0%         |
| Desert Shade Apts      | MRR          | 1989/2012           | 136         | 0      | 100.0%         |
| Mesquite Bluffs        | MRR          | 1997/2016           | 176         | 5      | 97.2%          |
| Desert Winds Twnhms    | MRR          | 2006                | 44          | 0      | 100.0%         |
| Siegel Suites Mesquite | MRR          | 1996                | 126         | 4      | 96.8%          |
| Summerwind Apts        | MRR          | 1993/2016           | 180         | 0      | 100.0%         |

**Housing Needs Analysis**

The Vogt Strategic Insights Housing Demand Analysis researched the following aspects of the Mesquite / North Clark County housing market:

Population Trends  
Growth & Projections

Household Trends  
Median Household Size  
Households by Age  
Owner vs Renters  
Household Sizes by Tenure  
Households by Rent Burden

Rental Housing Market



Market-rate rental market  
Tax Credit Projects  
Govt Subsidized Projects

Demand for LIHTC Senior Units

Demand for General Occupancy Workforce Units

Demand for Additional Rental Units

The details of their analysis will not be reproduced here, but are contained in Appendix A. But their findings of housing need will be addressed as part of the Housing Plan, both in terms of goals and the methods to achieve those goals.

Findings of VSI Report

- Population projections for Clark County areas outside of Las Vegas indicate increases among all age groups. The most significant population growth for the county is in the age 65 to 74 and age 75 and older segments.
- The number of households in areas of Clark County, Nevada outside of Las Vegas was 27,695 in 2010. The number of households projected for 2021 is 33,350. This is a 20.41% increase over 2010. If this same trend continues for the next 5 years with growth of over 514 households annually, it reflects a need for a significant number of new housing units within the rural areas of the county.
- Projections demonstrate that households age 65 to 74 and 75 to 84 will experience the greatest increase. The growth of the older adult households indicates a growing need for senior-specific housing in the market. The largest increase among area renters will be among one-person households.
- Based on recent census data, an estimated 331 households within the Mesquite/Northeast Clark County study area are paying 30% to 34% of their incomes to rent. And there are just over 1,060 renter households paying 35% or more. The majority of renter households paying 35% or more have incomes below \$35,000 and are between the ages of 35 and 64.
- The conventional market-rate rental market is performing very well with limited vacancies and high occupancy. The high occupancy rate for rental housing indicates ongoing pent-up demand for additional units. The non-subsidized Tax Credit rental base is 95.8% occupied with two vacant units.
- There are 48 non-subsidized Tax Credit units surveyed within only one area project, Rivers Bend apartments (Map ID 2), which offers general occupancy/family units. All units are offered at 60% AMHI. Two units are vacant, both two-bedroom at \$825 per month. The collected 60% AMHI level one- and three-bedroom units at Rivers Bend apartments are \$685 and \$950, respectively. The high occupancy of these units indicates strong demand for affordable housing within the area.

- The Rivers Bend LIHTC project opened in 2006. The 44-unit Desert Winds Townhomes (Map ID 6), a market-rate project, also opened in 2006. Most of the conventional area rental base was built between 1990 and 2000 and the existing rental housing stock is considered old (over 16 years).
- Three of the six properties in area survey with non-subsidized units have been renovated. This improves the effective ages of these properties. Combined, the three projects that have been renovated include 492 units. These units are 99% occupied. (Sun River 2013, Mesquite Bluffs 2016, Summer Wind 2016)
- The subsidized Tax Credit and the government-subsidized units are fully occupied. Most of these projects maintain extensive waiting lists, some in excess of one year. This indicates need exists in Mesquite and the northeast Clark County area for additional housing offering Rental Assistance.
- Generally, these properties have few amenities, are older and offer small unit sizes (square footage).
- Based on recent census data, an estimated 275 homeowner households within the Mesquite/Northeast Clark County study area are paying 30% to 34% of their incomes to rent and there are an estimated 1,020 homeowner households paying 35% or more. The majority of homeowner households paying 35% or more have incomes between \$20,000 and \$35,000 and are age 65 and older.
- Based on these demand evaluations, the Mesquite/Northeast Clark County area can support up to 24 LIHTC units targeted to low- and moderate-income seniors age 55 and older. In addition, the area can support up to 13 family/general occupancy non-subsidized workforce units for low- and moderate-income households. Notably, the demand estimates for non-subsidized workforce housing include some overlapping households that also qualify for subsidized/affordable housing.
- Based on these demand evaluations, the Mesquite/Northeast Clark County area can support up to 105 units targeted to very low- and low-income seniors age 62 and older. In addition, the area can support up to 150 family/general occupancy subsidized/affordable units for very low-income households. Notably, the demand estimates for subsidized/affordable housing include some overlapping households that also qualify for non-subsidized Tax Credit housing.
- Combined, there is an estimated need for up to 435 additional rental units within the Mesquite/Northeast Clark County at present.
- Overall, we estimate that the Mesquite/Northeast Clark County area can absorb up to 80 new owner occupied home sales annually, including up to 32 homes within the \$140,000 to \$300,000 sales price range.
- We anticipate these homes will be available at prices ranging from \$185,400 to \$222,000 for the proposed concept homes, which range from 1,541 to 1,610 square feet and include three bedrooms and 2.0 or 2.5 bathrooms.
- Conclusions/Summary – Mesquite/Northeast Clark County Housing Area  
The basic capture rates for the area indicate significant demand for very-low income housing (both senior and family/general occupancy) and limited present-day depth for workforce and market-rate units.



## Workforce Housing Task Force

The Mesquite City Council began a process in 2019 to develop a Strategic Plan for the City. Initially they focused on two primary goals:

- Prepare a plan to promote and develop workforce housing in the community commensurate with the on-going housing needs of this segment of the population, and
- Prepare a plan to promote and develop sports tourism and the needed growth in the hospitality industry

A Workforce Housing Task Force was formed to begin working on the first goal. One of the Task Force's proposed strategies is to interview housing developers and builders to find out what, if any, institutional and market barriers exist to building more multi-family and affordable housing. And to then eliminate or mitigate those barriers in order to attract more developers and builders.

Workforce Housing has been defined by NRHA as housing designed for people making 60% to 120% of the County Median Income (AMI). The 2020 HUD Median Family Income of Clark County is \$70,800.

So, if we use the NRHA bracket of 60% to 120% of median income using the county's median income of \$70,800, Workforce Housing is what a family making \$42,480 to \$84,960 can afford without spending more than 30% of their monthly income.

But the median income of Mesquite is only about 74% of that of Clark County – or about \$52,392.

And if we use the same bracket of 60% to 120% of median income using Mesquite's median income of \$52,392 Workforce Housing in Mesquite is what a family making \$31,435 to \$62,870 can afford without spending more than 30% of their monthly income.

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What will that income range buy?

\$31,435 ---- \$103,000 (\$10,000 down)

\$52,629-----\$213,000 (\$9,000 down)

\$62,870 ---- \$257,000 (\$9,000 down)

Based on the Median Sales prices of homes in Mesquite for 2019, someone in the income range could probably purchase a condo or townhome, but would be priced out of most of the single family housing market.

2019 S.F., Med. Sales Price \$307,703

2019 Condo, Med Sales Price \$131,500

2019 Townhome, Med Sales Price \$223,250

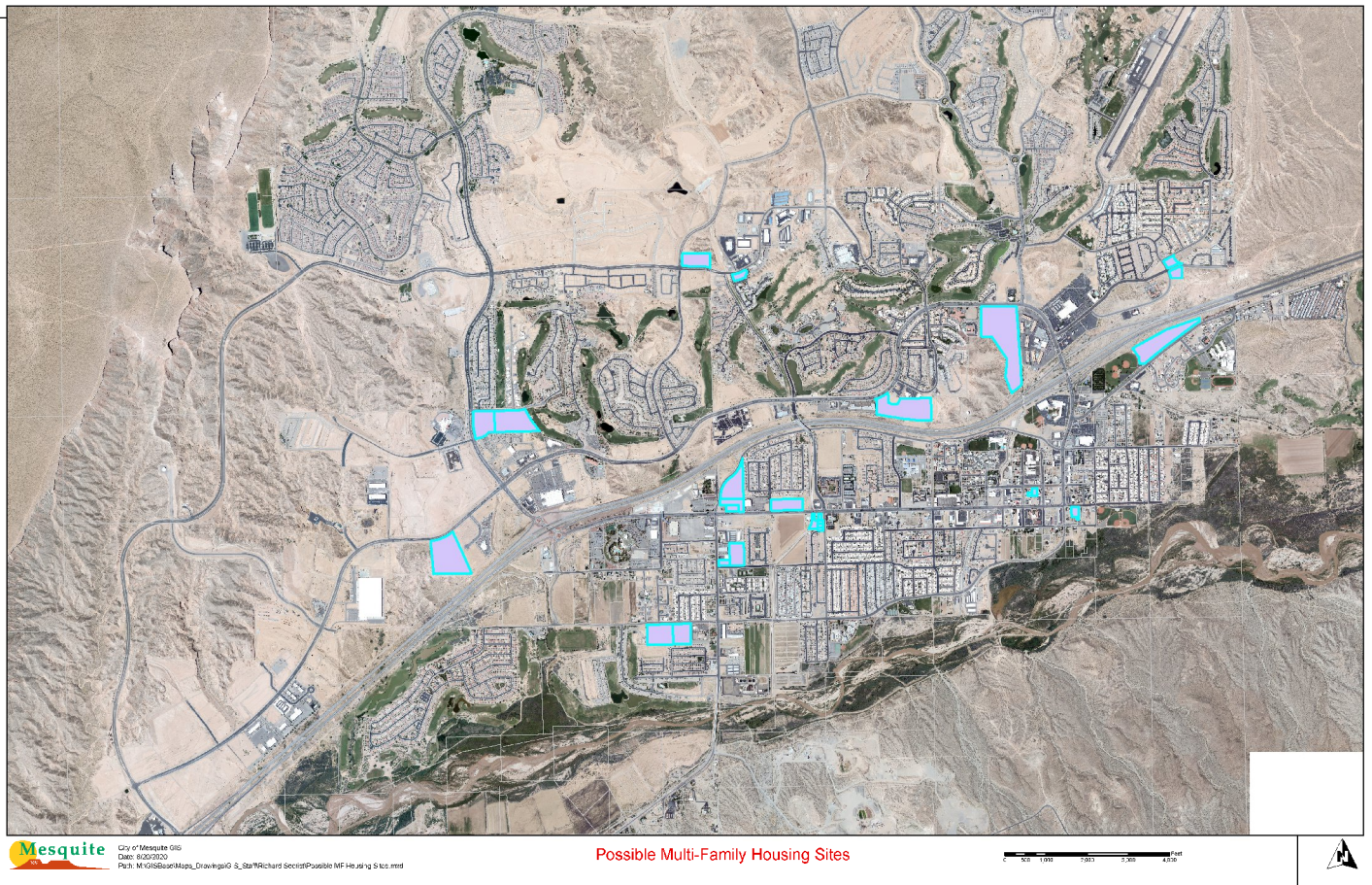
The Task Force also began looking for properties that would be easy to develop. This included

existing properties that are already graded and served with utilities, and preferably those with existing zoning entitlements. A map of Possible Multi-Family Sites is included on page 14. Besides being improved and entitled, these are several sites mentioned by would be developers as possible housing locations.

### Suitable Locations for Workforce Multi-Family Housing

Areas considered suitable for affordable and attainable housing should include nearby access to services, goods, employment centers, medical care and transportation, such as bus lines. Higher density housing and mixed use developments are encouraged in the Downtown Central Business District.

In order to recommend an on-going strategy for developing workforce housing, the Workforce Housing Task Force sought to identify suitable locations for multi-family housing. And one first step was to identify locations already entitled with proper zoning. The map included in the Housing Element identifies some of these parcels. The committee felt that time is of the essence, and that it would be advantageous to avoid protracted zoning battles in areas not already contemplated for commercial and/or higher density housing.



### GOALS, POLICIES, AND ACTIONS

To meet the housing needs of the existing and future residents of Mesquite, specific goals, policies and actions have been developed. The overarching goals are tied to supporting



policies and specific actions. Policies amplify the goal statement, and the actions provide a more specific description of a proposed implementing action. The following definitions describe the nature of the statement of goals, policies, and actions as they are used in the Housing Plan document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Action:** Program, procedure, or technique that implements the policy.

The following goals have been developed to enable the City of Mesquite to meet the housing needs in the community. Some of these goals and policies will be realized in the long-term because the housing needs of the City may exceed the staffing or financial resources currently available.

**List of Goals**

**Goal 1:** Maintain an adequate supply of land with flexible zoning designations to meet the anticipated housing demand.

**Goal 1-2:** Ensure the availability of a variety of housing types which meet the needs of the Mesquite’s diverse population.

**Goal 2-3:** Remove regulatory barriers to increase the availability of affordable and workforce housing for all.

**Goal 3-4:** Preserve and rehabilitate affordable and workforce housing.

**Goal 4-5:** Provide developer incentives.

**Goal 5-6:** Identify funding sources for affordable and workforce housing.

**Goal 6-7:** Promote housing for special needs.

**Goal 7-8:** Encourage sustainable development and energy efficiency for new and existing affordable and workforce housing.

**Goal 8-9:** Increase homeownership opportunities.

**Goal 9-10:** Achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods.

**List of Goals, Policies/Actions**

**Goal 1:** Maintain an adequate supply of land with flexible zoning designations to meet the anticipated housing demand.

**Policy/Actions:**

**Policy HS.1.1** Establish and maintain a regional forecast of housing needs and set periodic goals for housing supply, based on population projections.

**Policy HS.1.2** Educate elected officials, citizen organizations and the public on the housing needs and diversity of Southern Nevada’s residents, and create a plan to provide quality housing for all residents regardless of income or stage of life.

**Policy HS.1.3** Encourage updates to the housing element of the local master plan to align with housing demand.

**Policy HS.1.4** Diversify housing options to meet the needs of local talent and the workforce. Increase the supply of high-quality, multifamily (condominium) housing in the commercial core and mixed commercial areas.

**Policy HS.1.5** Craft zoning designations that allow for residential uses in addition to commercial and other appropriate uses on a specific property based on the circumstances of the site and market conditions.

**Goal 1 2:** Ensure the availability of a variety of housing types which meet the needs of the Mesquite’s diverse population.

**Policy/Actions:**

**Policy HS.2.1** Encourage increased opportunities for home ownership.

Action HS.2.1.1 The City will advocate opportunities for private ownership of single family dwellings, condominiums, or townhome units.

Action 2.1.2 Seek to build numbers of new housing units commensurate with the needs of the various income groups of Mesquite, as identified in the Housing Demand Analysis.

**Policy HS.2.2** Support provision of a wide range of housing options and residential densities throughout the community.

Action HS.2.2.1 The City will advocate development of varied housing types in a range of prices, when it is consistent with the Master Plan.

Action HS.2.2.2 The City Master Plan and Zoning Map shall provide a balance of land uses that include sufficient opportunities to develop multi-family or higher density residential units.

Action HS..2.2.3 The City will recognize the need to maintain a mix of for-sale and rental housing in the City.

**Policy HS. 2.3** Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers.

**Policy HS.2.4** The City will work with federal and state departments and agencies to acquire land for community affordable and attainable housing needs.

**Policy HS..2.5** Residential development shall incorporate adequate buffering and landscaping to avoid the appearance of “wall to wall” neighborhoods and communities.

Action HS.1.5.1 Clustered housing developments may be considered when they promote conservation of natural areas or include significant open space.

**Goal 3:** Remove regulatory barriers to increase the availability of affordable and workforce housing for all.

**Policy/Actions:****Policy HS.3.1** Educate and inform the population regarding housing choice, needs and rights.

Action HS.3.1.1 Support the findings of the Regional Analysis of Impediments through continued engagement of housing and planning stakeholders and outreach with homeowner association, multi-family property owners and residents to provide information on the Fair Housing Act, ADA and rights of residents. (A Regional Analysis of Impediments is a housing analysis that assesses barriers to fair housing choice.)

Action HS.3.1.2 Coordinate support services to interested homebuyers and first-time homeowners to prepare residents to establish credit, become financially stable, purchase homes, help ensure timely mortgage payments, maintenance of structure, and fulfillment of loan requirements.

**Policy HS..3.2: Encourage flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.**

Action HS. 3.2.1: To increase affordable housing, the City's Municipal Code Title 9 and other procedures should be reviewed and if needed amended and updated including condominium conversions, accessory dwelling units (ADUs), single-room occupancy (SRO) housing types allowed by-right, density bonus, and conditional use permit (CUP) requirements.

Action HS.3.2.2: Consider amending the Central Business District (CR-3) Zone by adding appropriate development standards for multi-family and mixed-use housing.

Action HS.3.2.3: Consider amending the development standards for Casitas in conventional single family zones comparable to standards being used in most Planned Unit Developments.

Action HS.3.2.4: Consider the creation and adoption of an Accessory Dwelling Unit Ordinance, where an accessory unit could be rented out to supplement the owner's income.

Action HS.3.2.5: Consider the creation and adoption of additional single family zoning districts which allow smaller lots.

Action HS.3.2.6: Consider the creation and adoption of a mixed-use residential district which allows the co-mingling of single family and appropriate multi-family dwellings.

Action HS.3.2.7: Consider the creation and adoption of a density bonus program to encourage affordable multi-family dwelling units.

**Policy HS.3.3: Review fees associated with the affordable and workforce housing development.**

Action HS.3.3.1: Evaluate the possible techniques to offset the fees for the development of affordable and workforce housing.

**Policy HS.3.4: Review and evaluate City policies and procedures to enable and increase the development of affordable and workforce housing.**

Action HS.3.4.1: Advocate for policies and procedures that promote and encourage affordable and workforce housing, including state and federal legislative changes.

**Goal 4: Preserve and rehabilitate affordable and workforce housing**

**Policy/Actions:**

**Policy HS.4.1:** Encourage neighborhood revitalization in existing areas through housing rehabilitation and infill reuse/conversion for both owner- and renter-occupied units.

Action HS.4.1.1: Develop housing rehabilitation programs with incentives to assist in the rehabilitation of owner- and renter-occupied housing through partnerships with public and private organizations and local community groups.

**Policy HS.4.2:** Coordinate efforts with the Community Associations (CAs) to identify and address preservation and rehabilitation housing needs in the associations' area.

Action HS.4.2.1: Work with the CAs to identify housing that needs rehabilitation and provide information to the CAs on housing rehabilitation and available funding sources to assist homeowners and renters.

**Policy HS.4.3:** Review State and County rehabilitation programs for owner-occupied homes and for residents making up to 80 percent of the area median income.

Action HS.4.3.1: Continue working with the Clark County Housing Consortium and utilize CDBG and HOME funding for housing rehabilitation.

**Policy HS.4.4:** Work to preserve the existing affordable housing stock and ensure longer affordability for new units built with financial assistance.

Action HS.4.4.1: Provide assistance to local property owners to identify possible state and federal funding that allows them to maintain affordability of a housing project. Review resale controls or rental restrictions for units built with locally generated housing funds.

**Policy HS.4.5:** Identify mobile home parks in appropriate locations in which the park infrastructure and the majority of units are feasible to preserve.

**Goal 5: Provide Developer Incentives**

**Policy/Actions:**

**Policy HS.5.1:** Create an "Affordable and Workforce Housing Brochure."

Action HS.5.1.1: The brochure should be available on the City’s web site and provide information, resources, and incentives for developers.

**Policy HS.5.2:** Develop programs that allow for flexible development standards, to encourage developers to provide affordable and workforce housing.

Action HS.5.2.1: Develop a toolkit for development standards for affordable and workforce housing.

**Policy HS.5.3:** Promote affordable and workforce housing along transit corridors (Mesquite Boulevard, Pioneer Boulevard).

Action HS.5.3.1: Identify programs and/or incentives to increase the building of affordable and workforce housing along transit corridors, including a mixed-income policy.

**Policy HS. 5.4:** Promote and encourage the development of affordable housing near services, transportation routes, schools, and employment areas.

Action HS.5.4.1: Work with other agencies and departments to foster and promote the development of affordable housing in urban areas and other parts of the City where adequate public facilities and services are available.

**Policy HS.5.5:** Create financial incentives to encourage developers to provide affordable and workforce housing.

**Goal 6: Identify funding sources for affordable and workforce housing**

**Policy/Actions:**

**Policy HS6.1:** Identify funding mechanisms to increase affordable and workforce housing.

Action HS6.1.1: Investigate funding sources and coordinate with state and federal resources to seek any available sources of funding for affordable and workforce housing.

**Policy HS.6.2:** Review funding subsidy options for development application fees for affordable and workforce housing.

Action HS.6.2.1: Develop a funding program to provide money for development applications fees for affordable and workforce housing.

**Action HS.6.2.2:** Consider the creation and adoption of an Affordable Housing Fee on the issuance of all building permits to create a Housing Trust Fund.

**Policy HS.6.3:** Continue to evaluate and utilize local, state, and federal funds.

Action HS.6.3.1: Identify methods to advocate and/or increase funding resources and programs, including HOME, CDBG, and the Housing Choice

Voucher Program.

**Policy HS.6.4:** Partner with local employers to discuss affordable and workforce housing initiatives.

Action HS6.4.1: Work with local employers to develop employer assisted housing programs in which major employers provide incentives for their employees to live nearby. The housing programs could include a down-payment assistance program, and/or, provide housing on-site or at another location.

## **Goal 7: Promote housing for special needs**

### **Policy/Actions:**

**Policy HS.7.1:** Provide housing units accessible to persons with disabilities.

Action7.1.1: Promote cooperation with developers in the production of dwelling units accessible to persons with disabilities. Encourage developers to provide a percentage of new units, which are more usable for persons with disabilities while not otherwise affecting their marketability.

**Policy HS.7.2:** Continue to work with advocacy groups that assist people with special housing needs such as modifications to their homes.

Action7.2.1: Work with local housing groups to assist disabled persons with accessibility modifications to their homes.

**Policy HS.7.3:** Encourage developments for affordable senior housing.

Action HS.7.3.1: Examine programs and requirements to assist developers and provide information on government financing, other government subsidies, and/or surplus government land suitable for multi-family development.

**Policy HS.7.4:** Utilize methods to assist individuals and families at-risk of becoming homeless so that they are able to maintain their current housing and avoid entry into the homeless service system.

Action HS.7.4.1: Work to increase the supply of permanent-supportive and affordable housing. Advocate for state and federal policies to increase the availability of permanent-supportive housing opportunities.

Action HS.7.4.2: Facilitate and/or provide more emergency and transitional shelters for persons with mental illness or substance abuse disorders and for homeless families. Increase the supply of permanent-supportive and affordable housing and increase short-term and long-term resources to assist in the prevention and recovery from homelessness. The City should advocate for state and federal policies that increase the availability of permanent-supportive housing opportunities.

## **Goal 8: Encourage sustainable development and energy efficiency for**



**new and existing affordable and workforce housing.****Policy/Actions:**

**Policy HS.8.1:** Promote sustainable and green development and energy efficiency for new and existing affordable and workforce housing stock.

Action HS.8.1.1: The City should develop guidelines and/or requirements for developers to employ energy conservation measures for building sites, landscaping, and solar access through development standards including the following:

- **Encourage the use of C-PACE financing tool, for sustainable and energy efficient buildings**
- Pursue Green Building certification programs such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED).
- Water conservation including landscape techniques, materials, or equipment.
- Low impact grading: Utilization of grading techniques that minimize the amount of cut and fills, use alternatives to large block retaining walls, and generally result in an appearance that mimics the natural slope.
- Common open space development: Development proposals should follow practices that maintain viable habitat or wildlife corridors, create viable passive recreational opportunities, propagate an overall design that utilizes open space, parcel design, road design, and pedestrian facilities in a manner that is consistent with the community character and sensitive to the design of existing neighboring development, and utilizes low impact grading techniques
- Mixed-use developments: Developments that incorporate employment and commercial service opportunities, utilizing integrated designs that stimulate pedestrian and bicycle use for access to internal and external services and amenities.
- The dedication of public Open Space.

**Policy HS.8.2:** New development should encourage pedestrian, bicycle, and transit access to facilitate the reduction of automobile use.

Action HS.8.2.1: Developers should provide circulation plans that are pedestrian oriented and encourage alternative modes of transportation.

**Goal9: Increase homeownership opportunities****Policy/Actions:**

**Policy HS.9.1:** The City should support existing programs and develop new programs, if needed to promote owner-occupied housing units.

Action HS.9.1.1: Methods to increase and maintain owner-occupied units in the City should be investigated, including working with nonprofits, increasing down payment assistance to first-time buyers, lease-to-own programs, and sweat-equity programs.

**Policy HS.9.2:** The City should maintain a close working relationship with the Nevada Rural Housing Authority, and continue to find ways of working together to meet our housing needs.

Action HS.9.2.1: Encourage the periodic update and utilization of the Housing Needs Analysis prepared for the Nevada Rural Housing Authority, to identify housing needs in Mesquite.

**Policy HS.9.3:** The City should maintain a close working relationship with the Southern Nevada Housing Authority, and continue to find ways of working together to meet our housing needs.

**Goal10: Achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods**

**Policy/Actions:**

**Policy HS.10.1:** Actively work to eliminate impediments to Fair Housing Choice

Action HS.10.1.1: Appoint a Fair Housing Officer to be the jurisdiction's point person on fair housing.

Action HS.10.1.2: Train the City's phone operators and receptionists to refer all calls about housing discrimination to the jurisdiction's Fair Housing Officer.

Action HS.10.1.3: Establish a web page that provides clear information on behaviors and practices that constitute a fair housing violation, an online and/or downloadable form to file a housing discrimination complaint, full contact information to reach the jurisdiction's Fair Housing Officer, and full contact information to reach a reliable fair housing organization that can assist the user with her fair housing complaint.

Action HS.10.1.4: Explicitly require developers of all residential developments and buildings to comply with the federal Fair Housing Act.

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**Appendix A**  
**Housing Needs Assessment**

Rural Nevada Housing Needs Assessment

Annual Update – 2016-2017

VSI Vogt Strategic Insights

## Clark County

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Clark County, the most populous county in the state of Nevada, accounts for more than two-thirds of its residents. The county is located in southeast Nevada and borders Arizona and California. The county seat is Las Vegas and is coextensive with the Las Vegas–Paradise, Nevada Metropolitan Statistical Area (MSA).

The Las Vegas Valley, a 600-square-mile basin, includes Las Vegas as well as other major cities and communities such as North Las Vegas, Henderson and the unincorporated community of Paradise.

Clark County is a major tourist destination, with 150,000 hotel rooms. The Las Vegas Strip, home to most of the hotel-casinos known to many around the world, is not within the City of Las Vegas city limits, but in unincorporated Paradise. It is, however, in the Las Vegas Valley.

The county has a total area of 8,061 square miles, of which 7,891 square miles is land (97.9%) and 169 square miles (2.1%) is water.

The Colorado River forms the county's southeastern boundary, with Hoover Dam forming Lake Mead along much of its length. The lowest point in the state of Nevada is on the Colorado River just south of Laughlin in Clark County, where it flows out of Nevada into California and Arizona.

There are five incorporated cities within the county, Boulder City, Henderson, Las Vegas, North Las Vegas and Mesquite.

Census-designated places within the county include Blue Diamond, Bunkerville, Cal-Nev-Ari, Enterprise, Goodsprings, Indian Springs, Laughlin, Moapa Town, Moapa Valley, Mount Charleston, Nelson, Paradise, Sandy Valley, Searchlight, Spring Valley, Summerlin South, Sunrise Manor, Whitney (formerly East Las Vegas) and Winchester.



Other unincorporated communities in Clark County, Nevada include Arden, Cactus Springs, Cottonwood Cove, Crystal, Fort Mojave Indian Reservation, Glendale, Jean, Logandale, Mountain Springs, Overton, Primm, Roach, Sloan, Summerlin, Sutor and Vegas Creek. Clark County is also home to two U.S. Air Force bases, Creech Air Force Base and Nellis Air Force Base. Both air bases are within 50 miles of Las Vegas.

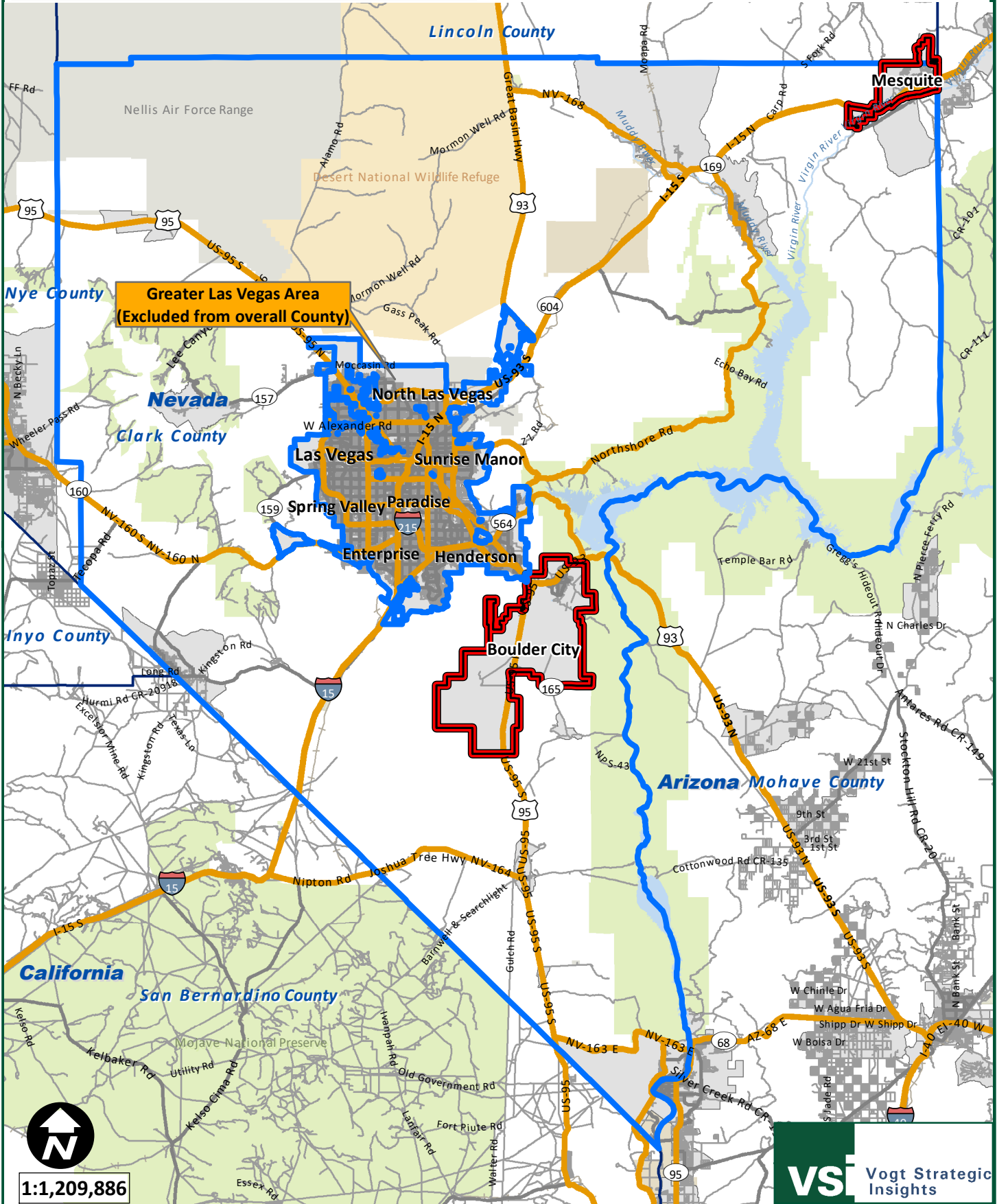
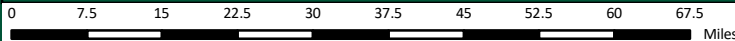
For this report, three Clark County areas meet the Nevada Rural Housing Authority (NRHA) rural guidelines (i.e., population less than 150,000) and were considered in our evaluation. Therefore, the report excludes the city of Las Vegas and the greater metro area. For this report, Clark County was divided into three areas: Boulder City and Southeast Clark County, Mesquite and Northeast Clark County and the remainder of Clark County that excludes greater Las Vegas, Henderson, North Las Vegas and Paradise.

The map on the next page details the location of general geographic survey areas within Clark County and is followed by a detailed market area map.

# Clark County, NV County and Market Areas

## Legend

-  Clark County
-  Market Area



**Greater Las Vegas Area  
(Excluded from overall County)**



1:1,209,886

**VSI** Vogt Strategic Insights

## Demographic Trends

Since 2005, the American Community Survey (ACS) has been a critical element of the U.S. Census Bureau's reengineered decennial census program. During previous decennial censuses, most households received a short-form questionnaire, while one household in six received a long form that contained additional questions and provided socioeconomic information about the population that is more detailed.

The 2010 Census was the first exclusively short-form census and it counted all residents living in the United States and asked for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure, resulting in a total of seven variables.

The more detailed socioeconomic information, once collected via the long-form questionnaire, is now collected by the American Community Survey. The survey provides current data about all communities, every year, rather than once every 10 years. It is sent to a small percentage of the population on a rotating basis throughout the decade. No household will receive the survey more often than once every five years.

Each year, the Census Bureau releases three ACS datasets for certain geographic areas. The type of data that is available is dependent upon the total population residing within a geographic area. One-year estimates are available for the largest areas, which are defined as areas with populations of 65,000 or more. Three-year averages of estimates are available for areas with populations of 20,000 or more and five-year averages of estimates are available for all areas regardless of size. It should be noted that the five-year data set has a significantly smaller sample size than that used to compile the long form in previous censuses.

Since 2011, Vogt Strategic Insights (VSI) has included data in our reports from the most recent decennial census in 2010, as well as data available via the ACS that is more detailed. Currently, we are reporting data that is associated with the 2011-2015 ACS.

Direct comparisons between ACS data and the 2010 decennial census should not be made because the sample sizes and collection methods are completely different; the ACS is an average of estimates, while the decennial census is a count. In addition, the ACS data should not be compared to third-party data that provides current-year estimates and five-year projections. The ACS data is provided only as a point of reference.

In addition to the data retrieved from the Census Bureau, VSI utilizes data from several different third-party providers, including ESRI and Urban Decision Group. Each of these data providers has undergone significant internal changes to incorporate the results of both the 2010 decennial census and the most recent ACS into the algorithms used to calculate current-year estimates and five-year projections of census data; the currently available data utilized in VSI's reports includes 2017 estimates and 2022 projections. The emergence and evolution of the ACS and the ongoing nature of its data collection techniques should result in more accurate demographic and income estimates and projections from these third-party data providers. Vogt Strategic Insights will always provide the most accurate census counts and estimates, as well as third-party estimates and projections when they are available.

### Population Trends

The following section details the Clark County area that excludes greater Las Vegas. For the remainder of this analysis, the county area that excludes greater Las Vegas is referred to as Clark County.

The population of Clark County was 49,808 in 2000. Between 2000 and 2010, the population base of the subject county increased by 22,261 to 72,069. This represents a 44.7% increase compared to the 2000 population, or an annual rate of increase of 4.7%. The population base for the Clark County, Nevada area outside of greater Las Vegas is summarized as follows:

|                   | Year             |                  |                     |                     |
|-------------------|------------------|------------------|---------------------|---------------------|
|                   | 2000<br>(Census) | 2010<br>(Census) | 2016<br>(Estimated) | 2021<br>(Projected) |
| Population        | 49,808           | 72,069           | 79,454              | 87,425              |
| Population Change | -                | 22,261           | 7,385               | 7,971               |
| Percent Change    | -                | 44.7%            | 10.2%               | 10.0%               |

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The population base for Clark County grew by 7,385 between 2010 and 2016. This reflects an increase of 10.2% over the past six years. Projections indicate a population increase of 7,971, or 10.0%, between 2016 and 2021 for the Clark County area.

The following table details population for the greater Las Vegas area that has been excluded from the Clark County demographics:

|                   | Year             |                  |                     |                     |
|-------------------|------------------|------------------|---------------------|---------------------|
|                   | 2000<br>(Census) | 2010<br>(Census) | 2016<br>(Estimated) | 2021<br>(Projected) |
| Population        | 1,311,628        | 1,851,510        | 2,012,175           | 2,171,444           |
| Population Change | -                | 539,882          | 160,665             | 159,269             |
| Percent Change    | -                | 41.2%            | 8.7%                | 7.9%                |

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

The population of greater Las Vegas was 1,311,628 in 2000. Between 2000 and 2010, the population base for the Las Vegas area increased by 539,882 to 1,851,510. This represents a 41.2% increase compared to the 2000 population, or an annual rate of increase of 4.1%. The population base for the Las Vegas area grew by 160,665, or 8.7%, between 2010 and 2016. Projections indicate a population increase of 159,269, or 7.9%, between 2016 and 2021 for the Las Vegas area that has been excluded from Clark County demographics.



The summary of the Clark County population base by age follows:

| Population by Age | 2010 (Census) |               | 2016 (Estimated) |               | 2021 (Projected) |               | Change 2016-2021 |              |
|-------------------|---------------|---------------|------------------|---------------|------------------|---------------|------------------|--------------|
|                   | Number        | Percent       | Number           | Percent       | Number           | Percent       | Number           | Percent      |
| 19 & Under        | 15,805        | 21.9%         | 16,518           | 20.8%         | 17,983           | 20.6%         | 1,465            | 8.9%         |
| 20 to 24          | 3,559         | 4.9%          | 3,737            | 4.7%          | 3,946            | 4.5%          | 209              | 5.6%         |
| 25 to 34          | 8,523         | 11.8%         | 8,900            | 11.2%         | 9,489            | 10.9%         | 589              | 6.6%         |
| 35 to 44          | 8,664         | 12.0%         | 9,189            | 11.6%         | 10,053           | 11.5%         | 864              | 9.4%         |
| 45 to 54          | 9,925         | 13.8%         | 9,752            | 12.3%         | 9,694            | 11.1%         | -58              | -0.6%        |
| 55 to 64          | 10,886        | 15.1%         | 12,134           | 15.3%         | 12,284           | 14.1%         | 150              | 1.2%         |
| 65 to 74          | 9,203         | 12.8%         | 12,219           | 15.4%         | 14,615           | 16.7%         | 2,396            | 19.6%        |
| 75 & Over         | 5,504         | 7.6%          | 7,005            | 8.8%          | 9,361            | 10.7%         | 2,356            | 33.6%        |
| <b>Total</b>      | <b>72,069</b> | <b>100.0%</b> | <b>79,454</b>    | <b>100.0%</b> | <b>87,425</b>    | <b>100.0%</b> | <b>7,971</b>     | <b>10.0%</b> |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Population projections for Clark County areas outside of Las Vegas indicate increases among all age groups. The most significant population growth for the county is in the age 65 to 74 and age 75 and older segments. Area projections among these segments account for an increase of more than 4,750 people (5.4% of total county population) over the next five years.

Often, national demographic providers do not have the ability to analyze local developments that will have a direct bearing on demographics. The significant number of development projects ongoing or planned in the area will increase the population and households in the region, as the Clark County area outside of Las Vegas remains a desirable place to live.

### Household Trends

The number of households in areas of Clark County, Nevada outside of Las Vegas was 18,409 in 2000. Households increased by 9,286 (50.4%) within the rural Clark County areas between 2000 and 2010. A summary of household trends for Clark County follows:

|                  | Year          |               |                  |                  |
|------------------|---------------|---------------|------------------|------------------|
|                  | 2000 (Census) | 2010 (Census) | 2016 (Estimated) | 2021 (Projected) |
| Households       | 18,409        | 27,695        | 30,321           | 33,350           |
| Household Change | -             | 9,286         | 2,626            | 3,029            |
| Percent Change   | -             | 50.4%         | 9.5%             | 10.0%            |
| Household Size   | 2.71          | 2.60          | 2.43             | 2.45             |

Source: 2000, 2010 Census; ESRI; Urban Decision Group; VSI

Area households increased by 2,626, or 9.5%, between 2010 and 2016. In 2021, there will be a projected 33,350 households within Clark County, which represents an increase of 3,029 (10.0%) above 2016 levels. This growth of more than 600 households annually over the next five years reflects the need for a significant number of new housing units within the rural areas of the county.

The following table illustrates the household segments by age for rural areas of Clark County:

| Households by Age | 2010 (Census)     |               | 2016 (Estimated)  |               | 2021 (Projected)  |               | Change 2016-2021  |              |
|-------------------|-------------------|---------------|-------------------|---------------|-------------------|---------------|-------------------|--------------|
|                   | Number            | Percent       | Number            | Percent       | Number            | Percent       | Number            | Percent      |
| Under 25          | 615               | 2.2%          | 631               | 2.1%          | 685               | 2.1%          | 54                | 8.6%         |
| 25 to 34          | 2,920             | 10.5%         | 2,948             | 9.7%          | 3,157             | 9.5%          | 209               | 7.1%         |
| 35 to 44          | 3,798             | 13.7%         | 3,972             | 13.1%         | 4,365             | 13.1%         | 393               | 9.9%         |
| 45 to 54          | 4,848             | 17.5%         | 4,631             | 15.3%         | 4,530             | 13.6%         | -101              | -2.2%        |
| 55 to 64          | 6,098             | 22.0%         | 6,469             | 21.3%         | 6,406             | 19.2%         | -63               | -1.0%        |
| 65 to 74          | 5,770             | 20.8%         | 7,257             | 23.9%         | 8,439             | 25.3%         | 1,182             | 16.3%        |
| 75 to 84          | 2,885             | 10.4%         | 3,462             | 11.4%         | 4,500             | 13.5%         | 1,038             | 30.0%        |
| 85 & Over         | 759               | 2.7%          | 946               | 3.1%          | 1,263             | 3.8%          | 317               | 33.5%        |
| <b>Total</b>      | <b>27,693</b>     | <b>100.0%</b> | <b>30,316</b>     | <b>100.0%</b> | <b>33,345</b>     | <b>100.0%</b> | <b>3,029</b>      | <b>10.0%</b> |
| <b>Median</b>     | <b>57.7 years</b> |               | <b>59.6 years</b> |               | <b>61.1 years</b> |               | <b>+1.5 years</b> |              |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Projections demonstrate that households age 65 to 74 and age 75 to 84 will experience the greatest increase between 2016 and 2021. The growth of the older adult households indicates a growing need for senior-specific housing in the market.

As the majority of the baby boomer generation is now of senior status, growth among senior age cohorts relative to the overall household base is typical of aging communities. Baby boomers are being replaced by a much smaller, younger, generational cohort with respect to demographic size.

Households by tenure are distributed as follows:

| Tenure          | 2010 (Census) |               | 2016 (Estimated) |               | 2021 (Projected) |               |
|-----------------|---------------|---------------|------------------|---------------|------------------|---------------|
|                 | Number        | Percent       | Number           | Percent       | Number           | Percent       |
| Owner-Occupied  | 19,198        | 69.3%         | 19,995           | 65.9%         | 22,102           | 66.3%         |
| Renter-Occupied | 8,497         | 30.7%         | 10,326           | 34.1%         | 11,248           | 33.7%         |
| <b>Total</b>    | <b>27,695</b> | <b>100.0%</b> | <b>30,321</b>    | <b>100.0%</b> | <b>33,350</b>    | <b>100.0%</b> |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Homeowner households account for 65.9% and renter households account for 34.1% of all occupied housing in 2016 for the Clark County area. Over the next five years, the share of renters in the market is projected to decrease slightly, though the overall number of area renters in rural areas of the county will increase 8.9%.

Household sizes by tenure are distributed as follows:

| Persons Per Renter Household | 2016 (Estimated) |               | 2021 (Projected) |               | Change 2016-2021 |             |
|------------------------------|------------------|---------------|------------------|---------------|------------------|-------------|
|                              | Households       | Percent       | Households       | Percent       | Households       | Percent     |
| 1 Person                     | 3,920            | 38.0%         | 4,249            | 37.8%         | 329              | 8.4%        |
| 2 Persons                    | 3,027            | 29.3%         | 3,241            | 28.8%         | 214              | 7.1%        |
| 3 Persons                    | 1,672            | 16.2%         | 1,874            | 16.7%         | 202              | 12.1%       |
| 4 Persons                    | 832              | 8.1%          | 914              | 8.1%          | 81               | 9.7%        |
| 5 Persons+                   | 874              | 8.5%          | 970              | 8.6%          | 96               | 11.0%       |
| <b>Total</b>                 | <b>10,326</b>    | <b>100.0%</b> | <b>11,248</b>    | <b>100.0%</b> | <b>922</b>       | <b>8.9%</b> |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

| Persons Per Owner Household | 2016 (Estimated) |               | 2021 (Projected) |               | Change 2016-2021 |              |
|-----------------------------|------------------|---------------|------------------|---------------|------------------|--------------|
|                             | Households       | Percent       | Households       | Percent       | Households       | Percent      |
| 1 Person                    | 4,510            | 22.6%         | 5,017            | 22.7%         | 507              | 11.2%        |
| 2 Persons                   | 9,080            | 45.4%         | 9,966            | 45.1%         | 886              | 9.8%         |
| 3 Persons                   | 2,483            | 12.4%         | 2,797            | 12.7%         | 315              | 12.7%        |
| 4 Persons                   | 1,937            | 9.7%          | 2,117            | 9.6%          | 181              | 9.3%         |
| 5 Persons+                  | 1,986            | 9.9%          | 2,204            | 10.0%         | 218              | 11.0%        |
| <b>Total</b>                | <b>19,995</b>    | <b>100.0%</b> | <b>22,102</b>    | <b>100.0%</b> | <b>2,107</b>     | <b>10.5%</b> |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

The one-, two- and three-person households comprise more than 81% of the Clark County households. In comparison, four-person and larger households make up 18.6% of the area households. Between 2016 and 2021, the largest increase among area renters will be among one-person households.

Within the rural Clark County areas, it is estimated that there are 1,774 renters households paying 50% or more of annual income toward housing costs. These households are considered severely overburdened. Among area homeowners, detailed later in this update, an estimated 2,119 are severely overburdened.

The following tables provide a summary of the distribution of renter households by income and age for households by rent burden within the Boulder City/Southeast Clark County study area:

| Households by Income – Rent to Income |               |               |            |               |            |               |            |               |                |               |              |               |              |
|---------------------------------------|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Household Income Range                | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|                                       | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Less than \$10,000                    | 0             | 0.0%          | 0          | 0.0%          | 11         | 4.6%          | 0          | 0.0%          | 177            | 25.0%         | 52           | 63.4%         | 240          |
| \$10,000 to \$19,999                  | 0             | 0.0%          | 0          | 0.0%          | 13         | 5.4%          | 9          | 6.5%          | 291            | 41.0%         | 0            | 0.0%          | 313          |
| \$20,000 to \$34,999                  | 0             | 0.0%          | 0          | 0.0%          | 10         | 4.2%          | 94         | 67.6%         | 132            | 18.6%         | 0            | 0.0%          | 236          |
| \$35,000 to \$49,999                  | 91            | 17.7%         | 51         | 28.5%         | 99         | 41.3%         | 0          | 0.0%          | 88             | 12.4%         | 0            | 0.0%          | 329          |
| \$50,000 to \$74,999                  | 111           | 21.6%         | 69         | 38.5%         | 84         | 35.0%         | 27         | 19.4%         | 16             | 2.3%          | 30           | 36.6%         | 337          |
| \$75,000 to \$99,999                  | 149           | 28.9%         | 53         | 29.6%         | 16         | 6.7%          | 0          | 0.0%          | 5              | 0.7%          | 0            | 0.0%          | 223          |
| \$100,000+                            | 164           | 31.8%         | 6          | 3.4%          | 7          | 2.9%          | 9          | 6.5%          | 0              | 0.0%          | 0            | 0.0%          | 186          |
| <b>Total</b>                          | <b>515</b>    | <b>100.0%</b> | <b>179</b> | <b>100.0%</b> | <b>240</b> | <b>100.0%</b> | <b>139</b> | <b>100.0%</b> | <b>709</b>     | <b>100.0%</b> | <b>82</b>    | <b>100.0%</b> | <b>1,864</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Households by Age Group – Rent to Income |               |               |            |               |            |               |            |               |                |               |              |               |              |
|--|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Head of Household Age Group              | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|  | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Age 15 to 24                             | 8             | 1.6%          | 5          | 2.8%          | 3          | 1.3%          | 0          | 0.0%          | 37             | 5.2%          | 0            | 0.0%          | 53           |
| Age 25 to 34                             | 46            | 8.9%          | 53         | 29.6%         | 8          | 3.3%          | 13         | 9.4%          | 129            | 18.2%         | 0            | 0.0%          | 249          |
| Age 35 to 64                             | 392           | 76.1%         | 112        | 62.6%         | 193        | 80.4%         | 109        | 78.4%         | 300            | 42.3%         | 82           | 100.0%        | 1,188        |
| Age 65 and Older                         | 69            | 13.4%         | 9          | 5.0%          | 36         | 15.0%         | 17         | 12.2%         | 243            | 34.3%         | 0            | 0.0%          | 374          |
| <b>Total</b>                             | <b>515</b>    | <b>100.0%</b> | <b>179</b> | <b>100.0%</b> | <b>240</b> | <b>100.0%</b> | <b>139</b> | <b>100.0%</b> | <b>709</b>     | <b>100.0%</b> | <b>82</b>    | <b>100.0%</b> | <b>1,864</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Based on recent census data, an estimated 139 households within the Boulder City/Southeast Clark County study area are paying 30% to 34% of their incomes to rent and there are just over 700 renter households paying 35% or more. These households are considered “rent overburdened” according the HUD standards. The majority of renter households paying 35% or more have incomes below \$50,000 and are between the ages of 35 and 64.

The following table provides a summary of the distribution of renter households by income and age for households by rent burden within the Mesquite/Northeast Clark County area:

| Households by Income – Rent to Income |               |               |            |               |            |               |            |               |                |               |              |               |              |
|---------------------------------------|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Household Income Range                | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|                                       | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Less than \$10,000                    | 0             | 0.0%          | 0          | 0.0%          | 20         | 6.9%          | 20         | 6.0%          | 242            | 22.7%         | 61           | 28.6%         | 343          |
| \$10,000 to \$19,999                  | 12            | 1.7%          | 0          | 0.0%          | 26         | 9.0%          | 7          | 2.1%          | 399            | 37.5%         | 25           | 11.7%         | 469          |
| \$20,000 to \$34,999                  | 43            | 6.0%          | 50         | 13.5%         | 31         | 10.8%         | 145        | 43.8%         | 330            | 31.0%         | 47           | 22.1%         | 646          |
| \$35,000 to \$49,999                  | 74            | 10.2%         | 166        | 44.7%         | 167        | 58.0%         | 111        | 33.5%         | 50             | 4.7%          | 45           | 21.1%         | 613          |
| \$50,000 to \$74,999                  | 281           | 38.9%         | 124        | 33.4%         | 35         | 12.2%         | 48         | 14.5%         | 43             | 4.0%          | 25           | 11.7%         | 556          |
| \$75,000 to \$99,999                  | 201           | 27.8%         | 31         | 8.4%          | 0          | 0.0%          | 0          | 0.0%          | 0              | 0.0%          | 0            | 0.0%          | 232          |
| \$100,000+                            | 111           | 15.4%         | 0          | 0.0%          | 9          | 3.1%          | 0          | 0.0%          | 0              | 0.0%          | 10           | 4.7%          | 130          |
| <b>Total</b>                          | <b>722</b>    | <b>100.0%</b> | <b>371</b> | <b>100.0%</b> | <b>288</b> | <b>100.0%</b> | <b>331</b> | <b>100.0%</b> | <b>1,064</b>   | <b>100.0%</b> | <b>213</b>   | <b>100.0%</b> | <b>2,989</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Households by Age Group – Rent to Income |               |               |            |               |            |               |            |               |                |               |              |               |              |
|--|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Head of Household Age Group              | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|  | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Age 15 to 24                             | 27            | 3.7%          | 16         | 4.3%          | 19         | 6.6%          | 26         | 7.9%          | 142            | 13.3%         | 17           | 8.0%          | 247          |
| Age 25 to 34                             | 19            | 2.6%          | 57         | 13.7%         | 0          | -             | 46         | 13.9%         | 226            | 21.2%         | 0            | -             | 342          |
| Age 35 to 64                             | 478           | 66.2%         | 165        | 44.5%         | 79         | 27.4%         | 114        | 34.4%         | 465            | 43.7%         | 90           | 42.3%         | 1,391        |
| Age 65 and Older                         | 198           | 27.4%         | 139        | 37.5%         | 190        | 66.0%         | 145        | 43.8%         | 231            | 21.7%         | 106          | 49.8%         | 1,009        |
| <b>Total</b>                             | <b>722</b>    | <b>100.0%</b> | <b>371</b> | <b>100.0%</b> | <b>288</b> | <b>100.0%</b> | <b>331</b> | <b>100.0%</b> | <b>1,064</b>   | <b>100.0%</b> | <b>213</b>   | <b>100.0%</b> | <b>2,989</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Based on recent census data, an estimated 331 households within the Mesquite/Northeast Clark County study area are paying 30% to 34% of their incomes to rent and there are just over 1,060 renter households paying 35% or more. The majority of renter households paying 35% or more have incomes below \$35,000 and are between the ages of 35 and 64.

Income Trends

The summary of the distribution of households by income within the rural areas of Clark County follows:

| Household Income Range                                  | 2010 (Census)   |               | 2016 (Estimated) |               | 2021 (Projected) |               |
|---|-----------------|---------------|------------------|---------------|------------------|---------------|
|   | Households      | Percent       | Households       | Percent       | Households       | Percent       |
| Less than \$10,000                                      | 1,692           | 6.1%          | 2,101            | 6.9%          | 2,410            | 7.2%          |
| \$10,000 to \$19,999                                    | 2,506           | 9.0%          | 3,526            | 11.6%         | 3,974            | 11.9%         |
| \$20,000 to \$29,999                                    | 3,032           | 10.9%         | 3,604            | 11.9%         | 4,035            | 12.1%         |
| \$30,000 to \$39,999                                    | 2,782           | 10.0%         | 3,581            | 11.8%         | 3,919            | 11.8%         |
| \$40,000 to \$49,999                                    | 2,570           | 9.3%          | 2,918            | 9.6%          | 3,253            | 9.8%          |
| \$50,000 to \$59,999                                    | 2,274           | 8.2%          | 2,358            | 7.8%          | 2,578            | 7.7%          |
| \$60,000 to \$74,999                                    | 3,062           | 11.1%         | 2,975            | 9.8%          | 3,192            | 9.6%          |
| \$75,000 to \$99,999                                    | 3,607           | 13.0%         | 3,579            | 11.8%         | 3,859            | 11.6%         |
| \$100,000 to \$124,999                                  | 2,585           | 9.3%          | 2,081            | 6.9%          | 2,233            | 6.7%          |
| \$124,999 to \$149,999                                  | 1,235           | 4.5%          | 1,282            | 4.2%          | 1,335            | 4.0%          |
| \$150,000 to \$199,999                                  | 1,193           | 4.3%          | 1,207            | 4.0%          | 1,329            | 4.0%          |
| \$200,000+  | 1,158           | 4.2%          | 1,107            | 3.7%          | 1,233            | 3.7%          |
| <b>Total</b>  | <b>27,695</b>   | <b>100.0%</b> | <b>30,321</b>    | <b>100.0%</b> | <b>33,350</b>    | <b>100.0%</b> |
| <b>Median Income</b>                                    | <b>\$55,570</b> |               | <b>\$48,045</b>  |               | <b>\$47,183</b>  |               |
| Median Owner Income                                     | \$63,513        |               | \$57,333         |               | \$55,584         |               |
| Median Renter Income                                    | \$41,785        |               | \$36,178         |               | \$35,901         |               |
| <b>Defined Housing Market Areas</b>                     |                 |               |                  |               |                  |               |
| Boulder City/SE Clark County                            | \$61,730        |               | \$50,377         |               | \$49,317         |               |
| Mesquite/NE Clark County                                | \$46,832        |               | \$42,188         |               | \$40,867         |               |
| Balance of Clark County<br>(Excludes greater Las Vegas) | \$68,519        |               | \$58,106         |               | \$56,332         |               |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The median household income for the rural areas of Clark County in 2010 was \$55,570. By 2016, it decreased by 13.5% to \$48,045, likely reflecting the impact of the recent national recession. Additionally, in many markets, there has been an increase in the number of lower paying jobs compared to higher income jobs. Nationally, it is estimated that over 58% of the jobs created since 2010 are lower paying, service-oriented positions. Projections indicate the median household income for the rural areas of Clark County will be \$47,183 by 2021, a decrease of 1.8% from 2016. Notably, the projected 2021 median household income for the area is still significantly lower than the 2010 median household income.

The median homeowner income for the Clark County areas outside of Las Vegas in 2016 is more than 58% higher than the median renter household income. The median homeowner income is projected to decrease by 3.1% between 2016 and 2021, while the median renter income is projected to increase by 0.8% during the same time. While projections indicate an increase over the next five years, the median income among renter households in the Clark County areas outside of greater Las Vegas will remain well below the median income among homeowner households.

Among the defined Clark County housing markets, the balance of the county outside the noted housing markets and Las Vegas is highest, with a median household income of \$58,106 in 2016. The Boulder City/SE Clark County is next highest at \$50,377 and if followed by the Mesquite/NE Clark County area. These areas had estimated 2016 median household incomes of \$50,377 and \$42,188, respectively.

The following tables illustrate renter household income by household size for the rural Clark County, Nevada areas outside of greater Las Vegas:

| Household Income Range | Renter Households 2010 (Census) |              |              |            |            |              |
|------------------------|---------------------------------|--------------|--------------|------------|------------|--------------|
|                        | 1-Person                        | 2-Person     | 3-Person     | 4-Person   | 5-Person+  | Total        |
| Less than \$10,000     | 358                             | 203          | 74           | 35         | 107        | 777          |
| \$10,000 to \$19,999   | 645                             | 172          | 140          | 28         | 81         | 1,066        |
| \$20,000 to \$29,999   | 615                             | 359          | 140          | 90         | 79         | 1,282        |
| \$30,000 to \$39,999   | 375                             | 340          | 120          | 78         | 39         | 952          |
| \$40,000 to \$49,999   | 243                             | 447          | 124          | 70         | 66         | 951          |
| \$50,000 to \$59,999   | 245                             | 236          | 145          | 80         | 14         | 720          |
| \$60,000 to \$74,999   | 200                             | 261          | 311          | 93         | 72         | 937          |
| \$75,000 to \$99,999   | 147                             | 276          | 103          | 107        | 168        | 801          |
| \$100,000 to \$124,999 | 109                             | 60           | 48           | 62         | 62         | 340          |
| \$125,000 to \$149,999 | 42                              | 136          | 22           | 35         | 32         | 267          |
| \$150,000 to \$199,999 | 76                              | 49           | 71           | 16         | 9          | 221          |
| \$200,000 & Over       | 50                              | 93           | 18           | 15         | 8          | 184          |
| <b>Total</b>           | <b>3,105</b>                    | <b>2,631</b> | <b>1,315</b> | <b>709</b> | <b>737</b> | <b>8,497</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Household Income Range | Renter Households 2016 (Estimated) |              |              |            |            |               |
|------------------------|------------------------------------|--------------|--------------|------------|------------|---------------|
|                        | 1-Person                           | 2-Person     | 3-Person     | 4-Person   | 5-Person+  | Total         |
| Less than \$10,000     | 491                                | 254          | 129          | 39         | 145        | 1,058         |
| \$10,000 to \$19,999   | 1,082                              | 253          | 197          | 76         | 133        | 1,742         |
| \$20,000 to \$29,999   | 682                                | 419          | 221          | 143        | 117        | 1,582         |
| \$30,000 to \$39,999   | 447                                | 517          | 145          | 117        | 41         | 1,266         |
| \$40,000 to \$49,999   | 352                                | 501          | 156          | 113        | 61         | 1,182         |
| \$50,000 to \$59,999   | 299                                | 254          | 208          | 78         | 19         | 859           |
| \$60,000 to \$74,999   | 229                                | 281          | 300          | 55         | 74         | 939           |
| \$75,000 to \$99,999   | 138                                | 295          | 149          | 78         | 206        | 866           |
| \$100,000 to \$124,999 | 80                                 | 66           | 52           | 66         | 38         | 301           |
| \$125,000 to \$149,999 | 49                                 | 76           | 36           | 36         | 22         | 220           |
| \$150,000 to \$199,999 | 43                                 | 44           | 59           | 17         | 8          | 170           |
| \$200,000 & Over       | 29                                 | 67           | 20           | 13         | 10         | 140           |
| <b>Total</b>           | <b>3,920</b>                       | <b>3,027</b> | <b>1,672</b> | <b>832</b> | <b>874</b> | <b>10,326</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Household Income Range | Renter Households 2021 (Projected) |              |              |            |            |               |
|------------------------|------------------------------------|--------------|--------------|------------|------------|---------------|
|                        | 1-Person                           | 2-Person     | 3-Person     | 4-Person   | 5-Person+  | Total         |
| Less than \$10,000     | 540                                | 276          | 179          | 48         | 163        | 1,206         |
| \$10,000 to \$19,999   | 1,158                              | 278          | 226          | 62         | 160        | 1,884         |
| \$20,000 to \$29,999   | 752                                | 440          | 235          | 157        | 136        | 1,721         |
| \$30,000 to \$39,999   | 461                                | 591          | 158          | 126        | 37         | 1,373         |
| \$40,000 to \$49,999   | 382                                | 544          | 184          | 115        | 79         | 1,304         |
| \$50,000 to \$59,999   | 322                                | 256          | 180          | 93         | 34         | 886           |
| \$60,000 to \$74,999   | 232                                | 291          | 345          | 64         | 74         | 1,004         |
| \$75,000 to \$99,999   | 163                                | 303          | 168          | 96         | 203        | 934           |
| \$100,000 to \$124,999 | 82                                 | 68           | 71           | 76         | 37         | 335           |
| \$125,000 to \$149,999 | 61                                 | 71           | 40           | 44         | 22         | 238           |
| \$150,000 to \$199,999 | 53                                 | 41           | 66           | 20         | 14         | 194           |
| \$200,000 & Over       | 42                                 | 82           | 22           | 12         | 10         | 168           |
| <b>Total</b>           | <b>4,249</b>                       | <b>3,241</b> | <b>1,874</b> | <b>914</b> | <b>970</b> | <b>11,248</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Homeowner households by household income and size for rural Clark County areas are detailed in the following tables:

| Household Income Range | Homeowner Households 2010 (Census) |              |              |              |              |               |
|------------------------|------------------------------------|--------------|--------------|--------------|--------------|---------------|
|                        | 3-Person                           | 4-Person     | 5-Person+    | 4-Person     | 5-Person+    | Total         |
| Less than \$10,000     | 376                                | 380          | 72           | 61           | 26           | 915           |
| \$10,000 to \$19,999   | 826                                | 416          | 77           | 46           | 76           | 1,440         |
| \$20,000 to \$29,999   | 703                                | 830          | 95           | 61           | 61           | 1,750         |
| \$30,000 to \$39,999   | 465                                | 925          | 105          | 221          | 113          | 1,830         |
| \$40,000 to \$49,999   | 428                                | 838          | 132          | 87           | 133          | 1,619         |
| \$50,000 to \$59,999   | 357                                | 783          | 159          | 110          | 146          | 1,554         |
| \$60,000 to \$74,999   | 481                                | 1,001        | 265          | 226          | 151          | 2,125         |
| \$75,000 to \$99,999   | 281                                | 1,488        | 358          | 268          | 412          | 2,807         |
| \$100,000 to \$124,999 | 303                                | 939          | 408          | 322          | 274          | 2,245         |
| \$125,000 to \$149,999 | 64                                 | 452          | 136          | 150          | 166          | 968           |
| \$150,000 to \$199,999 | 91                                 | 439          | 246          | 110          | 86           | 972           |
| \$200,000 & Over       | 86                                 | 400          | 77           | 204          | 207          | 974           |
| <b>Total</b>           | <b>4,461</b>                       | <b>8,889</b> | <b>2,130</b> | <b>1,866</b> | <b>1,851</b> | <b>19,198</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Household Income Range | Homeowner Households 2016 (Estimated) |              |              |              |              |               |
|------------------------|---------------------------------------|--------------|--------------|--------------|--------------|---------------|
|                        | 1-Person                              | 2-Person     | 3-Person     | 4-Person     | 5-Person+    | Total         |
| Less than \$10,000     | 473                                   | 378          | 71           | 93           | 28           | 1,044         |
| \$10,000 to \$19,999   | 931                                   | 466          | 197          | 76           | 114          | 1,784         |
| \$20,000 to \$29,999   | 793                                   | 909          | 181          | 57           | 82           | 2,022         |
| \$30,000 to \$39,999   | 547                                   | 1,259        | 122          | 210          | 176          | 2,315         |
| \$40,000 to \$49,999   | 408                                   | 939          | 173          | 99           | 118          | 1,736         |
| \$50,000 to \$59,999   | 286                                   | 760          | 126          | 140          | 186          | 1,499         |
| \$60,000 to \$74,999   | 434                                   | 864          | 347          | 207          | 185          | 2,036         |
| \$75,000 to \$99,999   | 247                                   | 1,479        | 326          | 251          | 410          | 2,713         |
| \$100,000 to \$124,999 | 146                                   | 625          | 388          | 355          | 265          | 1,779         |
| \$125,000 to \$149,999 | 94                                    | 513          | 140          | 148          | 168          | 1,063         |
| \$150,000 to \$199,999 | 73                                    | 454          | 307          | 111          | 92           | 1,037         |
| \$200,000 & Over       | 77                                    | 434          | 104          | 190          | 162          | 967           |
| <b>Total</b>           | <b>4,510</b>                          | <b>9,080</b> | <b>2,483</b> | <b>1,937</b> | <b>1,986</b> | <b>19,995</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Household Income Range | Homeowner Households 2021 (Projected) |              |              |              |              |               |
|------------------------|---------------------------------------|--------------|--------------|--------------|--------------|---------------|
|                        | 1-Person                              | 2-Person     | 3-Person     | 4-Person     | 5-Person+    | Total         |
| Less than \$10,000     | 527                                   | 446          | 87           | 109          | 35           | 1,203         |
| \$10,000 to \$19,999   | 1,122                                 | 526          | 212          | 95           | 135          | 2,090         |
| \$20,000 to \$29,999   | 908                                   | 1,027        | 207          | 69           | 103          | 2,315         |
| \$30,000 to \$39,999   | 580                                   | 1,410        | 135          | 223          | 197          | 2,546         |
| \$40,000 to \$49,999   | 428                                   | 1,089        | 196          | 104          | 132          | 1,949         |
| \$50,000 to \$59,999   | 307                                   | 853          | 172          | 150          | 209          | 1,692         |
| \$60,000 to \$74,999   | 441                                   | 918          | 386          | 234          | 208          | 2,188         |
| \$75,000 to \$99,999   | 287                                   | 1,555        | 348          | 276          | 459          | 2,925         |
| \$100,000 to \$124,999 | 149                                   | 673          | 433          | 364          | 279          | 1,899         |
| \$125,000 to \$149,999 | 105                                   | 527          | 150          | 144          | 170          | 1,096         |
| \$150,000 to \$199,999 | 83                                    | 480          | 348          | 128          | 96           | 1,135         |
| \$200,000 & Over       | 79                                    | 462          | 124          | 220          | 180          | 1,065         |
| <b>Total</b>           | <b>5,017</b>                          | <b>9,966</b> | <b>2,797</b> | <b>2,117</b> | <b>2,204</b> | <b>22,102</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI



The following tables illustrate age 55 and older renter household income by household size for rural areas of Clark County, Nevada:

| Age 55+ Household Income Range | Renter Households 2010 (Census) |              |            |            |           |              |
|--------------------------------|---------------------------------|--------------|------------|------------|-----------|--------------|
|                                | 1-Person                        | 2-Person     | 3-Person   | 4-Person   | 5-Person+ | Total        |
| Less than \$10,000             | 256                             | 62           | 14         | 10         | 7         | 349          |
| \$10,000 to \$19,999           | 364                             | 87           | 40         | 2          | 16        | 509          |
| \$20,000 to \$29,999           | 292                             | 222          | 24         | 22         | 6         | 566          |
| \$30,000 to \$39,999           | 160                             | 225          | 42         | 15         | 7         | 450          |
| \$40,000 to \$49,999           | 117                             | 202          | 25         | 5          | 5         | 354          |
| \$50,000 to \$59,999           | 117                             | 103          | 79         | 6          | 4         | 309          |
| \$60,000 to \$74,999           | 147                             | 144          | 87         | 9          | 2         | 389          |
| \$75,000 to \$99,999           | 79                              | 92           | 26         | 9          | 16        | 222          |
| \$100,000 to \$124,999         | 79                              | 46           | 15         | 10         | 12        | 163          |
| \$125,000 to \$149,999         | 31                              | 36           | 10         | 4          | 5         | 86           |
| \$150,000 to \$199,999         | 42                              | 31           | 21         | 6          | 7         | 108          |
| \$200,000 & Over               | 25                              | 29           | 6          | 6          | 4         | 70           |
| <b>Total</b>                   | <b>1,709</b>                    | <b>1,279</b> | <b>389</b> | <b>104</b> | <b>93</b> | <b>3,574</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Age 55+ Household Income Range | Renter Households 2016 (Estimated) |              |            |            |            |              |
|--------------------------------|------------------------------------|--------------|------------|------------|------------|--------------|
|                                | 1-Person                           | 2-Person     | 3-Person   | 4-Person   | 5-Person+  | Total        |
| Less than \$10,000             | 305                                | 77           | 23         | 7          | 5          | 417          |
| \$10,000 to \$19,999           | 540                                | 124          | 48         | 11         | 18         | 741          |
| \$20,000 to \$29,999           | 301                                | 241          | 35         | 32         | 10         | 619          |
| \$30,000 to \$39,999           | 200                                | 380          | 44         | 19         | 10         | 653          |
| \$40,000 to \$49,999           | 160                                | 247          | 34         | 14         | 4          | 459          |
| \$50,000 to \$59,999           | 132                                | 130          | 64         | 7          | 3          | 336          |
| \$60,000 to \$74,999           | 142                                | 171          | 122        | 9          | 13         | 457          |
| \$75,000 to \$99,999           | 87                                 | 106          | 42         | 6          | 18         | 259          |
| \$100,000 to \$124,999         | 46                                 | 49           | 17         | 9          | 9          | 130          |
| \$125,000 to \$149,999         | 32                                 | 38           | 24         | 4          | 6          | 104          |
| \$150,000 to \$199,999         | 29                                 | 32           | 10         | 8          | 5          | 84           |
| \$200,000 & Over               | 20                                 | 36           | 11         | 8          | 6          | 81           |
| <b>Total</b>                   | <b>1,993</b>                       | <b>1,630</b> | <b>474</b> | <b>134</b> | <b>107</b> | <b>4,337</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Age 55+ Household Income Range | Renter Households 2021 (Projected) |              |            |            |            |              |
|--------------------------------|------------------------------------|--------------|------------|------------|------------|--------------|
|                                | 1-Person                           | 2-Person     | 3-Person   | 4-Person   | 5-Person+  | Total        |
| Less than \$10,000             | 342                                | 93           | 37         | 7          | 7          | 486          |
| \$10,000 to \$19,999           | 624                                | 136          | 50         | 6          | 26         | 842          |
| \$20,000 to \$29,999           | 362                                | 265          | 51         | 42         | 16         | 735          |
| \$30,000 to \$39,999           | 215                                | 446          | 59         | 20         | 9          | 749          |
| \$40,000 to \$49,999           | 178                                | 293          | 39         | 17         | 9          | 536          |
| \$50,000 to \$59,999           | 153                                | 138          | 61         | 10         | 9          | 371          |
| \$60,000 to \$74,999           | 155                                | 187          | 144        | 9          | 8          | 503          |
| \$75,000 to \$99,999           | 97                                 | 117          | 54         | 6          | 18         | 292          |
| \$100,000 to \$124,999         | 54                                 | 47           | 31         | 14         | 13         | 159          |
| \$125,000 to \$149,999         | 39                                 | 34           | 23         | 7          | 8          | 112          |
| \$150,000 to \$199,999         | 38                                 | 34           | 16         | 7          | 6          | 101          |
| \$200,000 & Over               | 26                                 | 45           | 14         | 9          | 6          | 100          |
| <b>Total</b>                   | <b>2,283</b>                       | <b>1,835</b> | <b>578</b> | <b>155</b> | <b>137</b> | <b>4,987</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Age 55 and older homeowner households by household income and size are detailed in the following tables:

| Age 55+ Household Income Range | Homeowner Households 2010 (Census) |              |            |            |            |               |
|--------------------------------|------------------------------------|--------------|------------|------------|------------|---------------|
|                                | 1-Person                           | 2-Person     | 3-Person   | 4-Person   | 5-Person+  | Total         |
| Less than \$10,000             | 376                                | 280          | 16         | 8          | 21         | 701           |
| \$10,000 to \$19,999           | 875                                | 396          | 53         | 13         | 16         | 1,352         |
| \$20,000 to \$29,999           | 712                                | 816          | 17         | 32         | 11         | 1,588         |
| \$30,000 to \$39,999           | 411                                | 816          | 58         | 14         | 28         | 1,327         |
| \$40,000 to \$49,999           | 290                                | 724          | 35         | 4          | 12         | 1,066         |
| \$50,000 to \$59,999           | 176                                | 614          | 37         | 41         | 5          | 873           |
| \$60,000 to \$74,999           | 335                                | 718          | 103        | 28         | 30         | 1,213         |
| \$75,000 to \$99,999           | 163                                | 996          | 104        | 21         | 68         | 1,352         |
| \$100,000 to \$124,999         | 168                                | 693          | 120        | 57         | 76         | 1,113         |
| \$125,000 to \$149,999         | 57                                 | 319          | 41         | 13         | 12         | 442           |
| \$150,000 to \$199,999         | 78                                 | 285          | 25         | 28         | 12         | 427           |
| \$200,000 & Over               | 67                                 | 347          | 28         | 29         | 13         | 484           |
| <b>Total</b>                   | <b>3,709</b>                       | <b>7,004</b> | <b>635</b> | <b>287</b> | <b>304</b> | <b>11,938</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Age 55+ Household Income Range | Homeowner Households 2016 (Estimated) |              |            |            |            |               |
|--------------------------------|---------------------------------------|--------------|------------|------------|------------|---------------|
|                                | 1-Person                              | 2-Person     | 3-Person   | 4-Person   | 5-Person+  | Total         |
| Less than \$10,000             | 425                                   | 296          | 21         | 18         | 17         | 777           |
| \$10,000 to \$19,999           | 910                                   | 431          | 68         | 30         | 21         | 1,460         |
| \$20,000 to \$29,999           | 774                                   | 899          | 49         | 29         | 15         | 1,766         |
| \$30,000 to \$39,999           | 516                                   | 1,178        | 69         | 18         | 48         | 1,829         |
| \$40,000 to \$49,999           | 310                                   | 838          | 50         | 17         | 20         | 1,235         |
| \$50,000 to \$59,999           | 209                                   | 678          | 62         | 51         | 23         | 1,022         |
| \$60,000 to \$74,999           | 366                                   | 715          | 171        | 38         | 62         | 1,351         |
| \$75,000 to \$99,999           | 210                                   | 1,282        | 128        | 22         | 96         | 1,738         |
| \$100,000 to \$124,999         | 113                                   | 514          | 159        | 89         | 92         | 966           |
| \$125,000 to \$149,999         | 89                                    | 407          | 51         | 22         | 17         | 586           |
| \$150,000 to \$199,999         | 61                                    | 352          | 44         | 26         | 20         | 503           |
| \$200,000 & Over               | 65                                    | 400          | 55         | 30         | 14         | 564           |
| <b>Total</b>                   | <b>4,047</b>                          | <b>7,989</b> | <b>926</b> | <b>390</b> | <b>445</b> | <b>13,797</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Age 55+ Household Income Range | Homeowner Households 2021 (Projected) |              |              |            |            |               |
|--------------------------------|---------------------------------------|--------------|--------------|------------|------------|---------------|
|                                | 1-Person                              | 2-Person     | 3-Person     | 4-Person   | 5-Person+  | Total         |
| Less than \$10,000             | 482                                   | 350          | 33           | 19         | 20         | 905           |
| \$10,000 to \$19,999           | 1,085                                 | 496          | 83           | 39         | 30         | 1,733         |
| \$20,000 to \$29,999           | 893                                   | 1,021        | 60           | 35         | 19         | 2,029         |
| \$30,000 to \$39,999           | 547                                   | 1,352        | 79           | 16         | 53         | 2,047         |
| \$40,000 to \$49,999           | 344                                   | 986          | 58           | 22         | 30         | 1,440         |
| \$50,000 to \$59,999           | 228                                   | 771          | 93           | 51         | 22         | 1,165         |
| \$60,000 to \$74,999           | 388                                   | 783          | 213          | 38         | 78         | 1,500         |
| \$75,000 to \$99,999           | 249                                   | 1,406        | 150          | 25         | 110        | 1,940         |
| \$100,000 to \$124,999         | 114                                   | 561          | 184          | 97         | 103        | 1,059         |
| \$125,000 to \$149,999         | 96                                    | 429          | 61           | 23         | 18         | 628           |
| \$150,000 to \$199,999         | 75                                    | 380          | 52           | 37         | 16         | 560           |
| \$200,000 & Over               | 69                                    | 428          | 71           | 30         | 17         | 616           |
| <b>Total</b>                   | <b>4,571</b>                          | <b>8,962</b> | <b>1,137</b> | <b>433</b> | <b>518</b> | <b>15,621</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Since 2010, renters within the rural areas of Clark County have increased by 1,829 to an estimated 10,326 in 2016. This represents an increase of 21.5% within the county over the past six years and an average increase of nearly 305 renters annually. Over the next five years, renters within the rural areas of the county are projected to increase by 8.9% to 11,248.

While the net increase in renter households is modest, there is a trend of younger, wealthier renters displacing lower income renters. Many of the new renter households within the rural areas of Clark County area are earning \$10,000 to \$50,000 per year and the largest increases among area renter households will be among those with an income between \$30,000 and \$50,000. Both trends increase the demand for quality rental alternatives. In addition, we are regularly seeing an increase in area homeowners and new household formations becoming renters by choice, also increasing demand for high-quality rental units.

The capture and penetration rate analyses completed later in this section utilize data from the preceding tables.

Market Areas

As noted earlier, the majority of Clark County area residents (outside of Las Vegas) also live outside of the areas of Boulder City and Mesquite. Most live in housing areas somewhat proximal, but outside the greater Las Vegas area.

Population and household trends for the selected market areas within the Clark County selected market areas are as follows:

|                  | Boulder City/<br>Southeast Clark County |            | Mesquite/<br>Northeast Clark County |            | Balance of Clark County<br>(Excluding Las Vegas) |            |
|------------------|---|------------|-------------------------------------|------------|--|------------|
|                  | ~ 23.8<br>Square Miles                  |            | ~ 2,061.6<br>Square Miles           |            | ~ 5,449.1<br>Square Miles                        |            |
|                  | Population                              | Households | Population                          | Households | Population                                       | Households |
| 2000 Census      | 14,967                                  | 5,958      | 18,344                              | 6,428      | 30,799   | 10,069     |
| 2010 Census      | 15,021                                  | 6,491      | 25,268                              | 9,684      | 59,470   | 20,108     |
| Change 2000-2010 | 54                                      | 533        | 6,924                               | 3,256      | 28,671   | 10,039     |
| Percent Change   | 0.4%                                    | 8.9%       | 37.7%                               | 50.7%      | 93.1%  | 99.7%      |
| 2016 Estimated   | 15,820                                  | 6,780      | 28,447                              | 10,867     | 72,461   | 24,073     |
| Change 2010-2016 | 799                                     | 289        | 3,179                               | 1,183      | 12,991   | 3,965      |
| Percent Change   | 5.3%                                    | 4.5%       | 12.6%                               | 12.2%      | 21.8%  | 19.7%      |
| 2021 Projected   | 16,803                                  | 7,175      | 31,450                              | 11,983     | 82,135   | 27,195     |
| Change 2016-2021 | 983                                     | 395        | 3,003                               | 1,116      | 9,674  | 3,122      |
| Percent Change   | 6.2%                                    | 5.8%       | 10.6%                               | 10.3%      | 13.4%  | 13.0%      |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

As illustrated in the table above, the populations and households of the three selected housing market areas of Clark County are projected to increase over the next several years.

The Mesquite/Northeast Clark County study area experienced significant increases in both population and households between 2000 and 2010. Between 2010 and 2016, the area population increased by an estimated 3,179, or 12.6%. During the same period, households increased by an estimated 1,183, or 12.2%. Projections through 2021 indicate there will be a projected 31,450 people in 11,983 households within the study area. This represents a projected population increase of just over 3,000 (10.6%) and a household increase of 1,116 (10.3%).

The Boulder City/Southeast Clark County study area experienced a limited increase in population and a moderate increase in households between 2000 and 2010. Between 2010 and 2016, the area population increased by an estimated 799, or 5.3%. During the same period, households increased by an estimated 289, or 4.5%. Projections through 2021 indicate there will be a projected 16,803 people in 7,175 households within the subject study area. This represents a projected population increase of just less than 1,000 (6.2%) and a household increase of 395 (5.8%). The positive household growth indicates the need for additional housing in the three designated housing market areas.

The following table provides a comparison of demographic characteristics of the three defined housing market areas for Clark County:

|   | Boulder City/<br>Southeast Clark County | Mesquite/<br>Northeast Clark County | Balance of<br>Clark County<br>(Excluding Las Vegas) |
|---|---|-------------------------------------|---|
| <b>Total Housing Units</b>                      |   |                                     |   |
| 2016 Occupied Housing Units                     | 6,780                                   | 10,867                              | 12,674  |
| Percent Renters                                 | 33.8%                                   | 32.4%                               | 35.6%   |
| Percent Homeowners                              | 66.2%                                   | 67.6%                               | 64.4%   |
| Estimated Overall Housing Vacancy Rate          | 11.3%                                   | 24.6%                               | 17.0%   |
| Percent Overburdened                            | 29.4%                                   | 24.8%                               | 19.9%   |
| <b>Owner-Occupied</b>                           |   |                                     |   |
| Estimated Owner-Occupied Units                  | 4,486                                   | 7,350                               | 8,159   |
| 2016 Median Housing Value                       | \$280,171                               | \$227,386                           | \$256,379   |
| Median Owner Year Built                         | 1980                                    | 1998                                | 2002  |
| Percent Overburdened                            | 25.5%                                   | 17.6%                               | 15.1%   |
| <b>Renter-Occupied</b>                          |   |                                     |   |
| Estimated Renter-Occupied Units                 | 2,294                                   | 3,517                               | 4,515   |
| 2016 Median Gross Rent                          | \$1,023                                 | \$862                               | \$1,121   |
| Median Rental Year Built                        | 1977                                    | 1994                                | 1999  |
| Percent Overburdened                            | 37.0%                                   | 39.7%                               | 28.7%   |
| <b>Overburdened Households</b>                  |   |                                     |   |
| Overburdened Households                         | 1,991                                   | 2,690                               | 2,523   |
| Percent Renters                                 | 42.6%                                   | 51.9%                               | 51.3%   |
| Percent Homeowners                              | 57.4%                                   | 48.1%                               | 48.7%   |
| <b>Overburdened Households Age 65 and Older</b> |   |                                     |   |
| Renters Age 65 and Older                        | 260                                     | 376                                 | 323   |
| Percent of All Overburdened Renters             | 30.7%                                   | 27.0%                               | 25.0%   |
| Homeowners Age 65 and Older                     | 500                                     | 696                                 | 559   |
| Percent of All Overburdened Homeowners          | 43.7%                                   | 53.8%                               | 45.5%   |
| All Households Age 65 and Older                 | 760                                     | 1,072                               | 883   |
| Percent of All Overburdened Households          | 38.2%                                   | 39.9%                               | 35.0%   |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

## Economic Conditions and Trends

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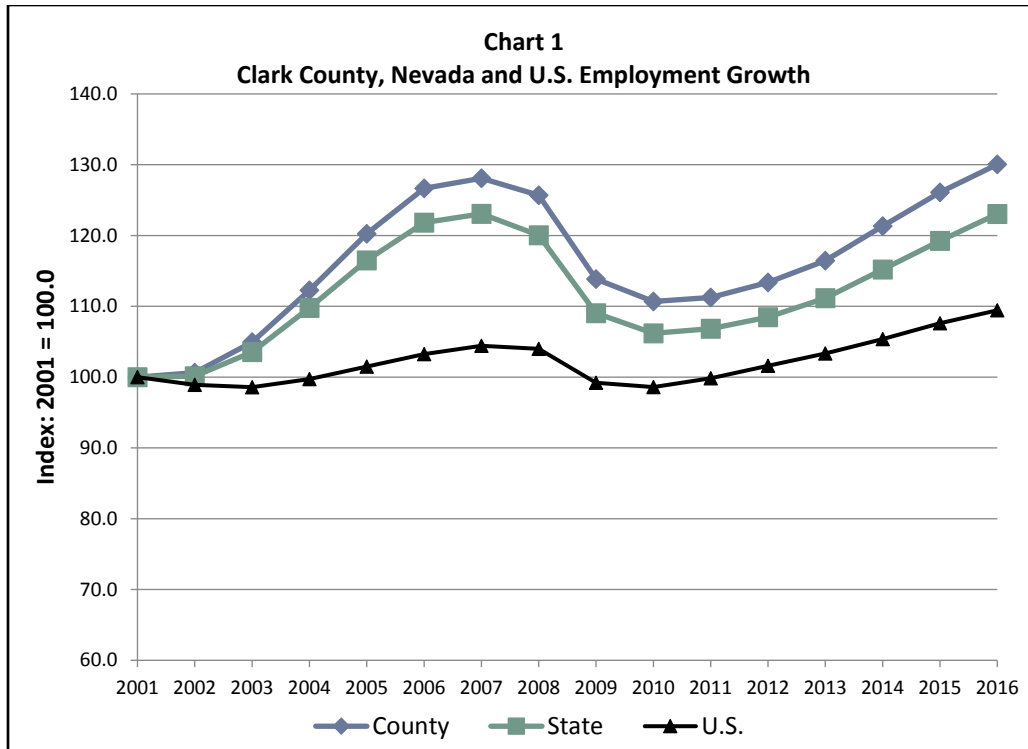
The following sections provide an overview of economic trends affecting Clark County, Nevada. It also includes an analysis of the employment of residents and unemployment rate trends. Major employers in the county are also listed. Finally, we comment on local economic trends.

### County Employment and Wages

It is important to understand the trend and distribution of employment at the county level because these represent the nature and growth of jobs those workers in the area have available to them and are likely to fill. It must be emphasized, however, that some of these jobs will be filled by workers living outside the county, while some county and PMA residents may work outside the county. The former are counted here, but the latter are not. We consider first the overall employment trends and then the distribution of jobs by industry.

### Jobs in the Site County

The following charts and tables analyze employment over time and by sector in Clark County, Nevada. Chart 1 and Table 1 on the next page compare the annual trend of total payroll employment during the past decade in Clark County to U.S. and statewide averages. Employment growth is measured in Chart 1 on an index basis, with all employment totals for year 2001 set to 100.0; thus, the chart shows cumulative percentage growth since 2001. The multiyear percentage changes at the bottom of Table 1 represent periods of expansion and contraction at the national level. Between 2001 and 2015, Clark County employment grew 30.0% overall. This compares favorably to a 23.0% employment increase statewide over the same period. Employment in Clark County fell during the years 2008 through 2010, but has increased steadily since then, resulting in a 17.5% growth during the past five-year period.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

**Table 1**  
**Clark County, State and U.S. Employment, 2001-2016**

| Year          | Clark County |                | Nevada      |                | United States |                |
|---------------|--------------|----------------|-------------|----------------|---------------|----------------|
|               | Total        | Percent Change | Total (000) | Percent Change | Total (000)   | Percent Change |
| 2001          | 720,184      | -              | 1,044       | -              | 129,636       | -              |
| 2002          | 724,690      | 0.6%           | 1,045       | 0.1%           | 128,234       | -1.1%          |
| 2003          | 755,745      | 4.3%           | 1,081       | 3.4%           | 127,796       | -0.3%          |
| 2004          | 808,570      | 7.0%           | 1,146       | 6.0%           | 129,278       | 1.2%           |
| 2005          | 866,044      | 7.1%           | 1,216       | 6.1%           | 131,572       | 1.8%           |
| 2006          | 912,129      | 5.3%           | 1,272       | 4.6%           | 133,834       | 1.7%           |
| 2007          | 922,461      | 1.1%           | 1,285       | 1.0%           | 135,366       | 1.1%           |
| 2008          | 905,267      | -1.9%          | 1,253       | -2.5%          | 134,806       | -0.4%          |
| 2009          | 819,949      | -9.4%          | 1,138       | -9.2%          | 128,608       | -4.6%          |
| 2010          | 797,062      | -2.8%          | 1,108       | -2.6%          | 127,820       | -0.6%          |
| 2011          | 801,123      | 0.5%           | 1,115       | 0.6%           | 129,411       | 1.2%           |
| 2012          | 816,563      | 1.9%           | 1,132       | 1.5%           | 131,696       | 1.8%           |
| 2013          | 838,669      | 2.7%           | 1,160       | 2.5%           | 133,968       | 1.7%           |
| 2014          | 873,804      | 4.2%           | 1,202       | 3.7%           | 136,614       | 2.0%           |
| 2015          | 908,107      | 3.9%           | 1,245       | 3.5%           | 139,492       | 2.1%           |
| 2016          | 936,559      | 3.1%           | 1,284       | 3.2%           | 141,866       | 1.7%           |
| <b>Change</b> |              |                |             |                |               |                |
| 2001-16       | 216,375      | 30.0%          | 241         | 23.0%          | 12,231        | 9.4%           |
| 2003-07       | 166,716      | 22.1%          | 204         | 18.9%          | 7,570         | 5.9%           |
| 2007-10       | -125,399     | -13.6%         | -176        | -13.7%         | -7,546        | -5.6%          |
| 2010-16       | 139,497      | 17.5%          | 176         | 15.9%          | 14,046        | 11.0%          |

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 2 and Chart 2 compare the economic structure of Clark County to state and national averages. Table 2 below indicates the annual average number of jobs by industry within the county during 2016. Industries are classified using the North American Industry Classification System (NAICS); a detailed description of NAICS sectors can be viewed on our website at [VSInsights.com/terminology.php](http://VSInsights.com/terminology.php).

Along with the employment totals and percentages for the county, the location quotient for each sector is also presented. This is calculated as the percentage of county employment in the sector (as shown in the table) divided by the percentage of U.S. employment in that sector times 100. Thus, a location quotient greater than 100 implies that the sector has a larger-than-average concentration in the county – in other words, that employment is higher than expected in an economy of this size. The most heavily concentrated private sector (compared to the state) is Leisure and Hospitality, although most sectors are relatively consistent with state and national employment distribution percentages.

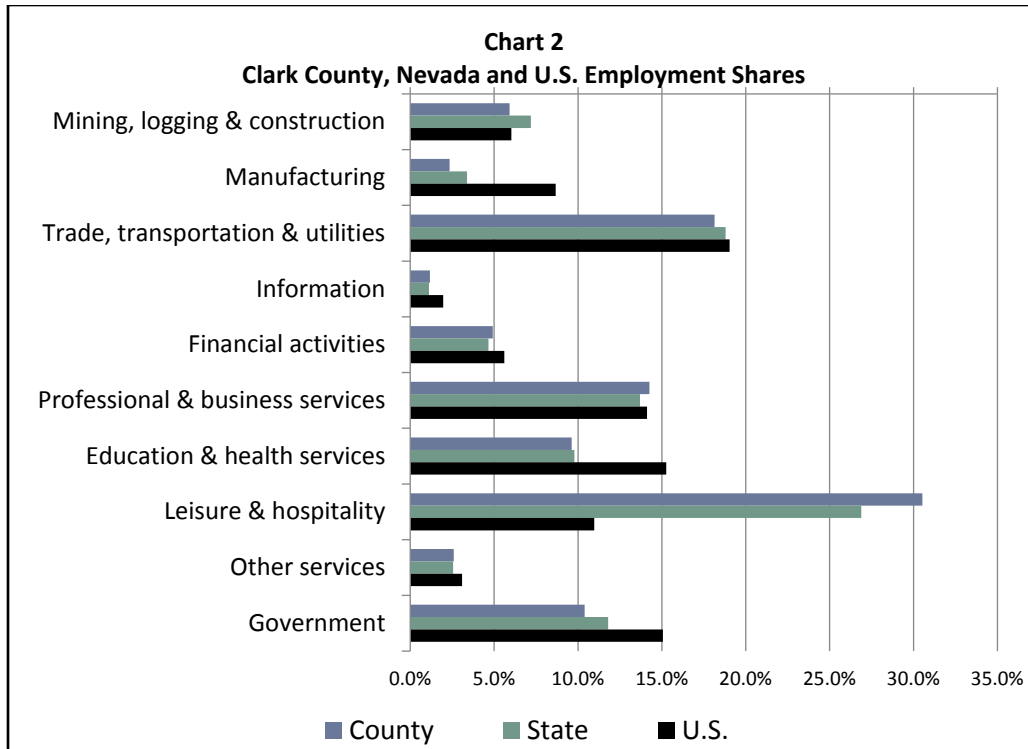
Based on the number of employees within Clark County, Leisure and Hospitality and the Trade, Transportation and Utilities are the two largest employment segments.

Chart 2 on the next page compares employment shares at the county, state and national levels graphically.

| Table 2<br>Sector Employment Distribution, Clark County, 2016 |                |               |                    |              |
|---|----------------|---------------|--------------------|--------------|
| NAICS Sector  | Employment     |               | Location Quotient* |              |
|   | Number         | Percent       | vs. Nevada         | vs. U.S.     |
| <b>Private Sector</b>   |                |               |                    |              |
| Mining, Logging and Construction                              | 55,468         | 5.9%          | 82.3               | 98.2         |
| Manufacturing   | 22,004         | 2.3%          | 69.4               | 27.1         |
| Trade, Transportation and Utilities                           | 169,854        | 18.1%         | 96.5               | 95.3         |
| Information   | 11,021         | 1.2%          | 105.5              | 59.7         |
| Financial Activities  | 46,070         | 4.9%          | 105.4              | 87.7         |
| Professional and Business Services                            | 133,572        | 14.3%         | 104.1              | 101.1        |
| Educational and Health Services                               | 90,149         | 9.6%          | 98.4               | 63.1         |
| Leisure and Hospitality                                       | 285,910        | 30.5%         | 113.5              | 278.4        |
| Other Services  | 24,313         | 2.6%          | 101.6              | 84.0         |
| <b>Total Private Sector</b>                                   | <b>839,232</b> | <b>89.6%</b>  | <b>101.6</b>       | <b>105.5</b> |
| <b>Total Government</b>                                       | <b>97,327</b>  | <b>10.4%</b>  | <b>88.1</b>        | <b>69.0</b>  |
| <b>Total Payroll Employment</b>                               | <b>936,559</b> | <b>100.0%</b> | <b>100.0</b>       | <b>100.0</b> |

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

\*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.



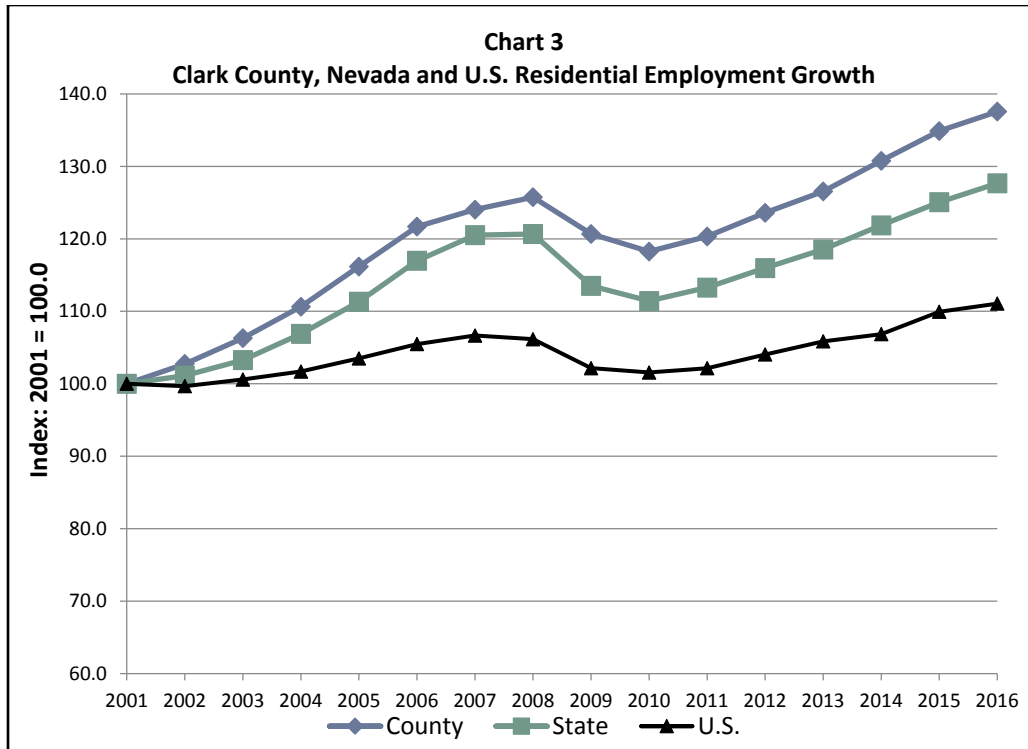
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

### Employment and Unemployment of Site County Residents

The preceding section analyzed the employment base within Clark County. Some of these jobs may be filled by residents of other counties; conversely, some workers living in the county may be employed elsewhere. Both the employment base and residential employment are important; the local employment base creates indirect economic impacts and jobs, while the earnings of county residents, regardless of where they are employed, sustain the demand for housing and other goods and services within the county.

Chart 3 and Table 3 on the following page show the trend in employment of Clark County residents since 2001. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in Clark County; this one considers the number of Clark County residents who are working. The multiyear percentage changes at the bottom of Table 3 represent periods of employment expansion and contraction at the national level.





Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

| Year          | Clark County |                | Nevada      |                | United States |                |
|---------------|--------------|----------------|-------------|----------------|---------------|----------------|
|               | Total        | Percent Change | Total (000) | Percent Change | Total (000)   | Percent Change |
| 2001          | 717,631      | -              | 1,054       | -              | 136,933       | -              |
| 2002          | 737,301      | 2.7%           | 1,066       | 1.1%           | 136,485       | -0.3%          |
| 2003          | 762,771      | 3.5%           | 1,089       | 2.1%           | 137,736       | 0.9%           |
| 2004          | 793,908      | 4.1%           | 1,127       | 3.5%           | 139,252       | 1.1%           |
| 2005          | 833,717      | 5.0%           | 1,174       | 4.1%           | 141,730       | 1.8%           |
| 2006          | 873,249      | 4.7%           | 1,233       | 5.1%           | 144,427       | 1.9%           |
| 2007          | 890,104      | 1.9%           | 1,271       | 3.0%           | 146,047       | 1.1%           |
| 2008          | 902,390      | 1.4%           | 1,272       | 0.1%           | 145,362       | -0.5%          |
| 2009          | 866,027      | -4.0%          | 1,197       | -5.9%          | 139,878       | -3.8%          |
| 2010          | 848,573      | -2.0%          | 1,175       | -1.8%          | 139,064       | -0.6%          |
| 2011          | 863,498      | 1.8%           | 1,194       | 1.7%           | 139,869       | 0.6%           |
| 2012          | 886,972      | 2.7%           | 1,223       | 2.4%           | 142,469       | 1.9%           |
| 2013          | 908,105      | 2.4%           | 1,250       | 2.2%           | 144,950       | 1.7%           |
| 2014          | 938,467      | 3.3%           | 1,285       | 2.8%           | 146,305       | 0.9%           |
| 2015          | 967,963      | 6.6%           | 1,318       | 5.5%           | 150,544       | 3.9%           |
| 2016          | 987,211      | 5.2%           | 1,346       | 4.8%           | 152,081       | 3.9%           |
| <b>Change</b> |              |                |             |                |               |                |
| 2001-16       | 269,580      | 37.6%          | 292         | 27.7%          | 15,148        | 11.1%          |
| 2003-07       | 127,333      | 16.7%          | 182         | 16.7%          | 8,311         | 6.0%           |
| 2007-10       | -41,531      | -4.7%          | -96         | -7.5%          | -6,983        | -4.8%          |
| 2010-16       | 138,638      | 16.3%          | 171         | 14.6%          | 13,017        | 9.4%           |

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Between 2001 and 2016, Clark County fared better than Nevada and the U.S. in terms of residential employment growth, recording a 37.6% increase over the reporting period. Between 2010 and 2016, residential employment grew by 16.3%, compared to lesser employment gains experienced at the state (14.6%) and national (9.4%) levels.

The number of employed residents in 2016 is 5.4% higher than the number of jobs shown in Table 1, suggesting that Clark County is a net supplier of labor to other counties, but the difference is not large enough to be significant.

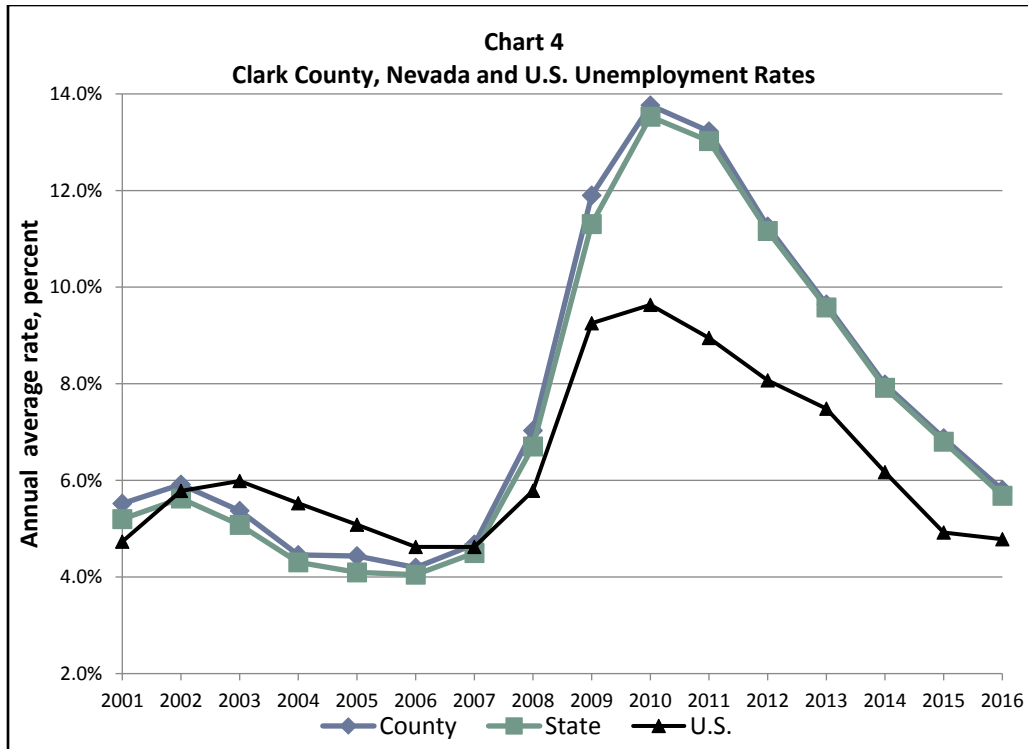
Table 4 below and Chart 4 on the following page present Clark County, state and U.S. unemployment rates over the past decade. The table also shows the Clark County labor force, resident employment (from Table 3) and the number of unemployed (i.e., those not working who have actively sought employment over the previous month). Clark County’s unemployment rate has been generally consistent with the state, but much higher than the national averages over the last several years; it peaked at 13.8% in 2010, and has fallen by 800 basis points since then. The most recent unofficial, not seasonally adjusted unemployment rate for Clark County is 5.2% as of August 2017. This is improved from 5.4% in July 2017.

In comparison, the August 2017 unemployment rate for the state of Nevada was 5.0% and 4.4% for the U.S.

**Table 4**  
**Clark County Labor Force Statistics and Comparative Unemployment Rates**

| Year | Clark County |            |              | Unemployment Rates |        |      |
|------|--------------|------------|--------------|--------------------|--------|------|
|      | Labor Force  | Employment | Unemployment | Clark County       | Nevada | U.S. |
| 2001 | 759,562      | 717,631    | 41,931       | 5.5%               | 5.2%   | 4.7% |
| 2002 | 783,659      | 737,301    | 46,358       | 5.9%               | 5.6%   | 5.8% |
| 2003 | 806,062      | 762,771    | 43,291       | 5.4%               | 5.1%   | 6.0% |
| 2004 | 830,951      | 793,908    | 37,043       | 4.5%               | 4.3%   | 5.5% |
| 2005 | 872,410      | 833,717    | 38,693       | 4.4%               | 4.1%   | 5.1% |
| 2006 | 911,492      | 873,249    | 38,243       | 4.2%               | 4.0%   | 4.6% |
| 2007 | 933,770      | 890,104    | 43,666       | 4.7%               | 4.5%   | 4.6% |
| 2008 | 970,643      | 902,390    | 68,253       | 7.0%               | 6.7%   | 5.8% |
| 2009 | 983,004      | 866,027    | 116,977      | 11.9%              | 11.3%  | 9.3% |
| 2010 | 984,004      | 848,573    | 135,431      | 13.8%              | 13.5%  | 9.6% |
| 2011 | 995,119      | 863,498    | 131,621      | 13.2%              | 13.0%  | 8.9% |
| 2012 | 999,472      | 886,972    | 112,500      | 11.3%              | 11.2%  | 8.1% |
| 2013 | 1,005,025    | 908,105    | 96,920       | 9.6%               | 9.6%   | 7.5% |
| 2014 | 1,019,945    | 938,467    | 81,478       | 8.0%               | 7.9%   | 6.2% |
| 2015 | 1,039,435    | 967,963    | 71,472       | 6.9%               | 6.8%   | 4.9% |
| 2016 | 1,048,043    | 987,211    | 60,832       | 5.8%               | 5.7%   | 4.8% |

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

### Occupational Wages in the Site County

Table 5 on the next page compares typical wages by primary SOC occupational group in the Las Vegas MSA with those of Nevada and the U.S. Although comparable statistics are unavailable at the county level (except for single-county MSAs), MSAs are defined based on commuting patterns and wages should be fairly consistent across the MSA. These wage estimates are also subject to potentially large margins of error, therefore what may seem to be a large difference may not be statistically significant. Thus, the table also indicates whether the local area’s wage is significantly different from the national average wages. Note that error margins are smaller for states than they are for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state is insignificant.

| <b>Table 5</b>  |                      |                |                |
|---|----------------------|----------------|----------------|
| <b>Median Occupational Wages, Las Vegas MSA, May 2016</b> |                      |                |                |
| <b>SOC Major Occupational Group</b>                       | <b>Las Vegas MSA</b> | <b>Nevada</b>  | <b>U.S.</b>    |
| Management  | \$42.03              | \$41.95        | \$48.46        |
| Business and Financial Operations                         | \$28.10              | \$28.22        | \$31.99        |
| Computer and Mathematical Science                         | \$34.94              | \$33.80        | \$39.82        |
| Architecture and Engineering                              | \$36.27              | \$35.59        | \$37.45        |
| Life, Physical and Social Science                         | \$30.62              | \$28.76        | \$30.45        |
| Community and Social Services                             | \$23.28              | \$23.54        | \$20.67        |
| Legal   | \$40.93              | \$41.12        | \$38.30        |
| Education, Training and Library                           | \$22.08              | \$22.19        | \$23.08        |
| Arts, Design, Entertainment, Sports and Media             | \$21.55              | \$21.06        | \$22.69        |
| Health Care Practitioner and Technical                    | \$38.04              | \$37.25        | \$30.49        |
| Health Care Support                                       | \$15.72              | \$15.56        | \$13.42        |
| Protective Service  | \$15.36              | \$16.09        | \$18.59        |
| Food Preparation and Servicing                            | \$12.04              | \$11.39        | \$10.01        |
| Building and Grounds Cleaning and Maintenance             | \$15.75              | \$14.91        | \$11.87        |
| Personal Care and Service                                 | \$10.53              | \$10.47        | \$10.92        |
| Sales and Related   | \$12.66              | \$12.59        | \$12.78        |
| Office and Administrative Support                         | \$16.27              | \$16.26        | \$16.37        |
| Farming, Fishing and Forestry                             | \$12.77              | \$14.75        | \$11.30        |
| Construction and Extraction                               | \$21.45              | \$22.08        | \$20.96        |
| Installation, Maintenance and Repair                      | \$22.91              | \$22.86        | \$20.89        |
| Production  | \$14.93              | \$15.20        | \$15.93        |
| Transportation and Material Moving                        | \$14.26              | \$14.54        | \$14.78        |
| <b>All Occupations</b>                                    | <b>\$16.38</b>       | <b>\$16.59</b> | <b>\$17.81</b> |

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

### Employment of Site County Residents by Industry and Occupation

Limited data are available regarding the employment of Clark County residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2011-2015 American Community Survey (ACS), but as in the analyses above, they can be compared to statewide and national averages to gain insight into how the county differs from these larger areas.

Employment by industry is shown in Table 6 on the next page. Although the sectors in general are consistent with those in earlier tables, one major difference is that Government employment does not appear, but Public Administration does. These are core government functions, but do not include employment in government establishments such as schools and hospitals. Those were included in Government in the earlier tables, but here are grouped with private firms in sectors such as Educational and Health Services. Occupational employment is shown in Table 7. These categories are aggregated versions of those in Tables 2 and 6. Note that total industry employment equals total occupational employment, as it must.

| Table 6<br>Sector Employment Distribution – 2011-2015<br>Clark County Residents |                |               |                    |              |
|---|----------------|---------------|--------------------|--------------|
| NAICS Sector  | Employment     |               | Location Quotient* |              |
|   | Number         | Percent       | vs. Nevada         | vs. U.S.     |
| Agriculture, Natural Resources and Mining                                       | 3,285          | 0.4%          | 20.7               | 18.2         |
| Construction  | 53,568         | 5.8%          | 95.9               | 93.6         |
| Manufacturing   | 29,538         | 3.2%          | 76.9               | 30.7         |
| Wholesale Trade   | 16,829         | 1.8%          | 88.8               | 66.9         |
| Retail Trade  | 112,298        | 12.2%         | 101.4              | 105.3        |
| Transportation and Utilities  | 46,405         | 5.0%          | 99.0               | 101.3        |
| Information   | 15,274         | 1.7%          | 100.1              | 77.9         |
| Financial Activities  | 55,542         | 6.0%          | 104.7              | 91.5         |
| Professional and Business Services  | 104,294        | 11.3%         | 103.4              | 102.4        |
| Educational and Health Services   | 134,743        | 14.6%         | 94.5               | 63.0         |
| Leisure and Hospitality   | 273,911        | 29.7%         | 114.4              | 309.1        |
| Other Services, Except Public Administration                                    | 41,785         | 4.5%          | 98.2               | 91.6         |
| Public Administration   | 36,116         | 3.9%          | 84.1               | 81.5         |
| <b>Total Employment</b>   | <b>923,588</b> | <b>100.0%</b> | <b>100.0</b>       | <b>100.0</b> |

Source: U.S. Census Bureau, American Community Survey

\*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

| Table 7<br>Occupational Employment Distribution – 2011-2015<br>Clark County Residents |                |               |                    |              |
|---|----------------|---------------|--------------------|--------------|
| SOC Major Group   | Employment     |               | Location Quotient* |              |
|   | Number         | Percent       | vs. Nevada         | vs. U.S.     |
| Management, Business, Science and Arts  | 244,751        | 26.5%         | 95.7               | 72.2         |
| Service   | 278,924        | 30.2%         | 108.6              | 166.9        |
| Sales and Office  | 242,904        | 26.3%         | 101.2              | 109.1        |
| Natural Resources, Construction and Maintenance                                       | 72,963         | 7.9%          | 90.8               | 88.8         |
| Production, Transportation and Material Moving  | 84,047         | 9.1%          | 92.9               | 74.6         |
| <b>Total Employment</b>   | <b>923,588</b> | <b>100.0%</b> | <b>100.0</b>       | <b>100.0</b> |

Source: U.S. Census Bureau, American Community Survey

\*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

One would expect the sector location quotients in Table 6 to be similar to those in Table 2, aside from the reporting of government employment in other sectors in Table 6. If a sector’s location quotient in Table 2 is far higher than that in Table 6, it suggests that many jobs in the sector within Clark County are filled by workers from other counties, while a location quotient that is far higher in Table 6 suggests that many workers living in Clark County commute out to these jobs in other counties.

### Largest Employers

Table 8 lists the 10 largest non-gaming employers in Clark County.

| Table 8<br>Largest Nongaming Employers in Clark County |                       |               |
|--|-----------------------|---------------|
| Employer   | Industry              | Employment    |
| Clark County School District                           | Education             | 30,000-39,999 |
| Clark County   | Government            | 8,500-8,499   |
| University of Nevada Las Vegas                         | Education             | 5,000-5,499   |
| Las Vegas Metropolitan Police                          | Government            | 4,500-4,999   |
| University Medical Center of S. NV                     | Health Care           | 3,500-3,999   |
| City of Las Vegas                                      | Government            | 3,000-3,499   |
| Southwest Airlines                                     | Transportation        | 3,000-3,499   |
| City of Henderson                                      | Government            | 2,500-2,999   |
| College of Southern Nevada                             | Education             | 2,500-2,999   |
| GES Exposition Services                                | Convention/Trade Show | 2,500-2,999   |

Source: Las Vegas Global Economic Alliance, 2016

Gaming/hospitality venues are the largest employment sector. There are 28 casino hotels with a workforce of at least 2,000, employing over 100,000 individuals.

Clark County has more than 2.1 million residents, with the majority living in the central portion of the county in and near the cities of Las Vegas, North Las Vegas and Henderson.

Las Vegas, the county seat, is the most populated city in Nevada. It historically has been reliant on the resort and gaming industry and is one of the top resort and convention destinations in the world, attracting a record 42.3 million tourists in 2015. The Las Vegas Convention and Visitors Authority is projecting the city to accommodate roughly 42.5 million visitors in 2016, boosted by the general improvement in the national economy, an increase in airport capacity as well as new concert and festival events.

Because the area economy is heavily dependent on tourism, future recovery is highly dependent on the growth of the US economy. However, population growth has leveled out, consumer spending has improved, and visitor and gaming revenue continue to show incremental growth.

Development projects that are recently completed or currently underway represent over \$10 billion of investment dollars into the city as well as creating thousands of new jobs over the next few years, indicating continued recovery from the effects of the recession. These projects include:

- Resorts World Las Vegas will be a \$7 billion Asian-themed project including a 3,500-room hotel, casino and showroom. The first phase is projected to be open in 2019.
- Wynn Las Vegas will be adding more than 80,000 square feet of shopping, dining and nightlife outlets in a plaza that will extend from the existing hotel out to the Strip. The project is to be completed in 2017.

- Plans are in place to build a resort on the site of the current Wynn Resorts golf Course. The \$1.6 billion Wynn Paradise Park will feature a hotel around a 38-acre lagoon with beach, casino, restaurants, nightclubs and convention space. A 2020 debut is planned.
- Zappos Headquarters- the clothing retailer made \$58 million in renovations to the former city hall building in preparation for relocating their corporate headquarters. About 1,500 new and retained employees moved in September 2013.
- Medical billing and records management company Kareo relocated to Las Vegas from California in July 2014. The company plans to employ 300 in the next three years.

The 20,000 seat T-Mobile arena opened in April 2016, and is expected to hold more than 100 events per year with the UFC, boxing, hockey and basketball events taking center stage throughout the year.

Ground has been broken on The Cleveland Clinic’s medical care/research facilities. The \$395 million, 800,000-square foot project is projected to create 2,100 construction and 1,500 permanent jobs.

CITRA is currently constructing a mixed-use medical campus that will include a skilled nursing facility as well as independent living senior housing. Also planned are retail, medical office spaces and a parking structure. Nearly 900 permanent jobs are to be created by the project.

## Overview of County For-Sale and Rental Housing

Based on 2016 estimates, there are 38,820 housing units within the rural areas of Clark County, Nevada, including the Boulder City and Mesquite areas. The distributions of the area housing stock in 2010, 2016 (estimated) and 2021 (projected) are summarized in the following table:

| Housing Status  | 2010 (Census) |               | 2016 (Estimated) |               | 2021 (Projected) |               |
|-----------------|---------------|---------------|------------------|---------------|------------------|---------------|
|                 | Number        | Percent       | Number           | Percent       | Number           | Percent       |
| Total-Occupied  | 27,695        | 76.6%         | 30,321           | 78.1%         | 33,350           | 78.7%         |
| Owner-Occupied  | 19,198        | 69.3%         | 19,995           | 65.9%         | 22,102           | 66.3%         |
| Renter-Occupied | 8,497         | 30.7%         | 10,326           | 34.1%         | 11,248           | 33.7%         |
| Vacant          | 8,475         | 23.4%         | 8,499            | 21.9%         | 9,023            | 21.3%         |
| <b>Total</b>    | <b>36,170</b> | <b>100.0%</b> | <b>38,820</b>    | <b>100.0%</b> | <b>42,373</b>    | <b>100.0%</b> |

Source: 2010 Census; ESRI; Urban Decision Group; VSI

Based on 2016 estimates, the areas of Clark County that are outside greater Las Vegas include more than 10,325 rental units, or over 34% of the occupied housing stock. The balance of the housing stock in the rural areas of Clark County is owner-occupied, which represents nearly 66% of the housing units. The share of renter households is moderate.

In 2016, it is estimated that there were nearly 8,500 vacant housing units within the rural areas of Clark County. This represents a nearly 22% vacancy rate. It is of note that this includes vacant homes and condominiums for sale, seasonal and second home units, as well as rental units. The area vacancy rate is high.

Based on the American Community Survey (2011-2015), the following is a distribution of all housing units in the rural areas of Clark County, Nevada by year of construction:

| Year Built      | Owner-Occupied |               | Renter-Occupied |               |
|-----------------|----------------|---------------|-----------------|---------------|
|                 | Number         | Percent       | Number          | Percent       |
| 2010 or Later   | 699            | 3.7%          | 293             | 3.3%          |
| 2000 to 2009    | 8,127          | 43.1%         | 2,297           | 25.9%         |
| 1990 to 1999    | 4,049          | 21.5%         | 2,243           | 25.2%         |
| 1980 to 1989    | 2,440          | 12.9%         | 1,867           | 21.0%         |
| 1970 to 1979    | 2,021          | 10.7%         | 1,355           | 15.3%         |
| 1960 to 1969    | 629            | 3.3%          | 393             | 4.4%          |
| 1940 to 1959    | 517            | 2.7%          | 193             | 2.2%          |
| 1939 or Earlier | 380            | 2.0%          | 243             | 2.7%          |
| <b>Total</b>    | <b>18,862</b>  | <b>100.0%</b> | <b>8,884</b>    | <b>100.0%</b> |

Source: 2010 Census; ACS Survey (2011-2015); ESRI; Urban Decision Group; VSI

Most of the area’s housing units were built between 1980 and 2009. Within the areas of Clark County outside of greater Las Vegas, this includes nearly 78% of the owner-occupied units and over 72% of the rental units. There has been a decrease in building activity in the area since 2010. A large part of this slowdown is due to the national recession.

In the Boulder City/Southeast Clark County study area, we identified and surveyed by telephone 31 conventional housing projects containing 252 units. All of the surveyed properties are located in Boulder City. No new units have been built within the study area in over 10 years. The newest conventional apartment project, the 35-unit Capri Apartments (Map ID 18) opened in 2001. Most of the conventional area rental base surveyed within the Boulder City area was built between 1970 and 1990 and the existing rental housing stock is considered old (over 26 years).

In the Mesquite/Northeast Clark County study area, we identified and surveyed by telephone 11 conventional housing projects containing 841 units. Eight of the 11 surveyed properties are located in Mesquite and three are located in Overton, which is located approximately 42 miles southwest. There are 48 non-subsidized Tax Credit units surveyed within only one area project, Rivers Bend apartments (Map ID 2), which offers general occupancy/family units. All units are offered at 60% AMHI. Two units are vacant, both two-bedroom at \$825 per month. The collected 60% AMHI level one- and three-bedroom units at Rivers Bend apartments are \$685 and \$950, respectively. The high occupancy of these units indicates strong demand for affordable housing within the area. The Rivers Bend LIHTC project opened in 2006. The 44-unit Desert Winds Townhomes (Map ID 6), a market-rate project, also opened in 2006. Most of the conventional area rental base was built between 1990 and 2000 and the existing rental housing stock is considered old (over 16 years).



The owner- and renter-occupied household sizes within the areas of the county outside of greater Las Vegas, based on the 2010 Census and the 2011-2015 ACS Survey updates, are distributed as follows:

| Household Size | Owner-Occupied |               | Renter-Occupied |               |
|----------------|----------------|---------------|-----------------|---------------|
|                | Households     | Percent       | Households      | Percent       |
| 1-Person       | 4,461          | 23.2%         | 3,105           | 36.5%         |
| 2-Person       | 8,889          | 46.3%         | 2,631           | 31.0%         |
| 3-Person       | 2,130          | 11.1%         | 1,315           | 15.5%         |
| 4-Person       | 1,866          | 9.7%          | 709             | 8.3%          |
| 5+-Person      | 1,851          | 9.6%          | 737             | 8.7%          |
| <b>Total</b>   | <b>19,198</b>  | <b>100.0%</b> | <b>8,497</b>    | <b>100.0%</b> |

Source: 2010 Census; ACS Survey (2011-2015); ESRI; Urban Decision Group; VSI

Within Clark County, the rental housing market has a below average share (17.0%) of large-family (four-person or larger) households, which is slightly less than the national average of just over 20%. The census data indicates that many of the area’s large-family households are in homeownership or single-family rental alternatives versus multifamily units.

The following table summarizes the 2010 rental housing units by gross rent levels:

| Gross Rent        | Rental Units | Percentage    |
|-------------------|--------------|---------------|
| < \$300           | 240          | 2.7%          |
| \$300 - \$500     | 452          | 5.1%          |
| \$500 - \$750     | 2,452        | 27.6%         |
| \$750 - \$1,000   | 2,423        | 27.3%         |
| \$1,000 - \$1,500 | 1,915        | 21.6%         |
| \$1,500 - \$2,000 | 701          | 7.9%          |
| \$2,000+          | 325          | 3.7%          |
| No Cash Rent      | 376          | 4.2%          |
| <b>Total</b>      | <b>8,884</b> | <b>100.0%</b> |

Source: 2010 Census; ACS Survey (2011-2015); ESRI; Urban Decision Group; VSI

The median gross rent is \$959. Gross rent includes all utilities.

The distribution of household turnover by tenure within the rural areas of Clark County is summarized as follows:

| Year Moved Into Unit       | Owner-Occupied |               | Renter-Occupied |               |
|----------------------------|----------------|---------------|-----------------|---------------|
|                            | Number         | Percent       | Number          | Percent       |
| Moved In 2010 or Later     | 3,358          | 17.8%         | 4,717           | 53.1%         |
| Moved In 2000 to 2009      | 10,460         | 55.5%         | 3,719           | 41.9%         |
| Moved In 1990 to 1999      | 3,299          | 17.5%         | 357             | 4.0%          |
| Moved In 1980 to 1989      | 1,121          | 5.9%          | 38              | 0.4%          |
| Moved In 1970 to 1979      | 459            | 2.4%          | 29              | 0.3%          |
| Moved In 1969 or Earlier   | 164            | 0.9%          | 26              | 0.3%          |
| <b>Total Housing Units</b> | <b>18,861</b>  | <b>100.0%</b> | <b>8,886</b>    | <b>100.0%</b> |

Source: American Community Survey (2011-2015); ESRI; Urban Decision Group; VSI

As the preceding table illustrates, 4,717 of the 8,886 renter housing units within the subject Clark County area were moved into January 2010 or later. This equates to an annual renter turnover rate of just over 42.5%, which is considered average for a market of similar size and with housing characteristics similar to the rural Clark County areas. Annual turnover among homeowner households is slightly higher than 14%.

Conventional Area Apartments and Rental Units

Separate telephone surveys were completed in the Boulder City and Mesquite areas of Clark County. Following are summaries of the information for the two surveyed rural Clark County markets:

**Boulder City and Southeast Clark County**

In the Boulder City/Southeast Clark County study area, we identified and surveyed by telephone 31 conventional housing projects containing 252 units. All of the surveyed properties are located in Boulder City.

This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site.

These rentals have a combined occupancy rate of 88.5%, a low rate for rental housing.

The following table summarizes the breakdown of conventional housing units surveyed within the study area.

| Project Type          | Projects Surveyed | Total Units | Vacant Units | Percent Occupied | Under Construction |
|-----------------------|-------------------|-------------|--------------|------------------|--------------------|
| Market-rate           | 30                | 193         | 29           | 85.0%            | 0                  |
| Government-Subsidized | 1                 | 59          | 0            | 100.0%           | 0                  |
| <b>Total</b>          | <b>31</b>         | <b>252</b>  | <b>29</b>    | <b>88.5%</b>     | <b>0</b>           |

Source: VSI Field Survey

As the preceding table illustrates, the subsidized project within the study area is fully occupied. The market-rate units in the study area are 85.0% occupied, which includes 29 vacancies. Notably, 22 of the 29 vacancies that were identified are single-family home rentals. Often, these units are marketed only when vacant, which affects perception of the local housing market.

We identified 26 single-family homes rentals within the study area. These units are 15.4% occupied. The remaining conventional apartments (167 units) are 95.8% occupied.

The following table summarizes the breakdown of conventional housing units surveyed within the Boulder City/Southeast Clark County study area:

| Market-rate                      |       |            |              |           |                |                   |
|----------------------------------|-------|------------|--------------|-----------|----------------|-------------------|
| Bedroom                          | Baths | Units      | Distribution | Vacant    | Percent Vacant | Median Gross Rent |
| One-Bedroom                      | 1.0   | 87         | 45.1%        | 1         | 1.1%           | \$756             |
| Two-Bedroom                      | 1.0   | 54         | 28.0%        | 5         | 9.3%           | \$893             |
| Two-Bedroom                      | 1.5   | 1          | 0.5%         | 1         | 100.0%         | \$1,046           |
| Two-Bedroom                      | 2.0   | 25         | 13.0%        | 8         | 32.0%          | \$877             |
| Two-Bedroom                      | 3.0   | 1          | 0.5%         | 1         | 100.0%         | \$1,552           |
| Three-Bedroom                    | 1.5   | 1          | 0.5%         | 1         | 100.0%         | \$1,399           |
| Three-Bedroom                    | 2.0   | 16         | 8.3%         | 5         | 31.3%          | \$1,205           |
| Three-Bedroom                    | 2.5   | 2          | 1.0%         | 2         | 100.0%         | \$1,400           |
| Three-Bedroom                    | 3.0   | 1          | 0.5%         | 1         | 100.0%         | \$2,799           |
| Four-Bedroom                     | 2.0   | 3          | 1.6%         | 2         | 66.7%          | \$1,584           |
| Four-Bedroom                     | 3.0   | 1          | 0.5%         | 1         | 100.0%         | \$3,756           |
| Four-Bedroom                     | 4.0   | 1          | 0.5%         | 1         | 100.0%         | \$3,126           |
| <b>Total Market-rate</b>         |       | <b>193</b> | <b>100%</b>  | <b>29</b> | <b>15.0%</b>   | <b>-</b>          |
| <b>Average Median Gross Rent</b> |       |            |              |           |                | <b>\$914</b>      |

Source: Vogt Strategic Insights

The limited base of conventional rental alternatives, nearly 96% occupied, is performing well with limited vacancies and stable occupancy.

Note that the median rents displayed in the table above are net, which are the collected rents adjusted to include water, sewer and trash collection costs.

There are no non-subsidized Tax Credit units within the Boulder City area.

The following is a distribution of non-subsidized units surveyed by year opened for the Boulder City/Southeast Clark County study area:

| Year Opened  | Projects  | Units      | Vacant Units | Vacancy Rate |
|--------------|-----------|------------|--------------|--------------|
| Before 1970  | 4         | 29         | 3            | 10.3%        |
| 1970 to 1979 | 8         | 57         | 8            | 14.0%        |
| 1980 to 1989 | 9         | 64         | 8            | 12.5%        |
| 1990 to 1999 | 4         | 4          | 4            | 100%         |
| 2000 to 2004 | 4         | 38         | 5            | 13.2%        |
| 2005 to 2009 | 1         | 1          | 1            | 100%         |
| 2010         | 0         | -          | -            | -            |
| 2011         | 0         | -          | -            | -            |
| 2012         | 0         | -          | -            | -            |
| 2013         | 0         | -          | -            | -            |
| 2014         | 0         | -          | -            | -            |
| 2015         | 0         | -          | -            | -            |
| 2016*        | 0         | -          | -            | -            |
| <b>Total</b> | <b>30</b> | <b>193</b> | <b>29</b>    | <b>15.0%</b> |

Source: VSI Telephone Survey

\*As of October

No new units have been built within the study area in over 10 years. The newest conventional apartment project, the 35-unit Capri Apartments (Map ID 18) opened in 2001. Most of the conventional area rental base surveyed within the Boulder City area was built between 1970 and 1990 and the existing rental housing stock is considered old (over 26 years).

None of the market-rate properties or single-family rental homes in the area survey have been recently renovated.

The lone government-subsidized project surveyed within the Boulder City/Southeast Clark County area is an age-restricted project with rental assistance under the HUD Section 202 housing program. Quail Ridge Manor Senior Apartments (Map ID 27), offers one-bedroom/1-bath units. The 59-unit project, opened in 1995, is fully occupied with a 12- to 18-month waiting list. This indicates need exists in Boulder City and the southeast Clark County areas for additional housing with rental assistance.

Our complete field survey of conventional apartments, as well as an apartment location map, is in the Field Survey of Conventional Rentals for the Boulder City/Southeast Clark County area that follows the demand analysis as an addendum to the report.

### Planned Multifamily Development

Based on our interview(s), no additional rental housing projects are planned for the study area at this time.

Our complete field survey of conventional apartments, as well as an apartment location map, is in the Field Survey of Conventional Rentals for the Boulder City and Southeast Clark County area that follows the demand analysis.

### Mesquite and Northeast Clark County

In the Mesquite/Northeast Clark County study area, we identified and surveyed by telephone 11 conventional housing projects containing 841 units. Eight of the 11 surveyed properties are located in Mesquite and three are located in Overton, which is located approximately 42 miles southwest. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site.

These rentals have a combined occupancy rate of 98.7%, a high rate for rental housing.

The following table summarizes the breakdown of conventional housing units surveyed within the study area:

| Project Type                     | Projects Surveyed | Total Units | Vacant Units | Percent Occupied | Under Construction |
|----------------------------------|-------------------|-------------|--------------|------------------|--------------------|
| Market-rate                      | 5                 | 662         | 9            | 98.6%            | 0                  |
| Tax Credit                       | 1                 | 48          | 2            | 95.8%            | 0                  |
| Tax Credit/Government-Subsidized | 3                 | 72          | 0            | 100%             | 0                  |
| Government-Subsidized            | 2                 | 59          | 0            | 100%             | 0                  |
| <b>Total</b>                     | <b>11</b>         | <b>841</b>  | <b>11</b>    | <b>98.7%</b>     | <b>0</b>           |

Source: VSI Field Survey

As the preceding table illustrates, all project types identified within the study area are reporting excellent occupancy rates. This indicates a rental housing market where demand exceeds supply. A stable rental market should have at least a 5% vacancy factor to allow for normal tenant turnover.

The following table summarizes the breakdown of conventional housing units surveyed within the Mesquite/Northeast Clark County area:

| Market-rate                            |       |            |              |          |                |                   |
|--|-------|------------|--------------|----------|----------------|-------------------|
| Bedroom                                | Baths | Units      | Distribution | Vacant   | Percent Vacant | Median Gross Rent |
| Studio                                 | 1.0   | 120        | 18.1%        | 5        | 4.2%           | \$645             |
| One-Bedroom                            | 1.0   | 140        | 21.1%        | 1        | 0.7%           | \$689             |
| Two-Bedroom                            | 1.0   | 88         | 13.3%        | 3        | 3.4%           | \$963             |
| Two-Bedroom                            | 2.0   | 208        | 31.4%        | 0        | 0.0%           | \$748             |
| Three-Bedroom                          | 2.0   | 106        | 16.0%        | 0        | 0.0%           | \$850             |
| <b>Total Market-rate</b>               |       | <b>662</b> | <b>100%</b>  | <b>9</b> | <b>1.4%</b>    | <b>-</b>          |
| <b>Average Median Gross Rent</b>       |       |            |              |          |                | <b>\$761</b>      |
| Non-Subsidized Tax Credit              |       |            |              |          |                |                   |
| Bedroom                                | Baths | Units      | Distribution | Vacant   | Percent Vacant | Median Gross Rent |
| Two-Bedroom                            | 1.5   | 17         | 35.4%        | 0        | 0.0%           | \$798             |
| Three-Bedroom                          | 1.5   | 30         | 62.5%        | 2        | 6.7%           | \$965             |
| Four-Bedroom                           | 2.0   | 1          | 2.1%         | 0        | 0.0%           | \$1,117           |
| <b>Total Non-Subsidized Tax Credit</b> |       | <b>48</b>  | <b>100%</b>  | <b>2</b> | <b>4.2%</b>    | <b>-</b>          |
| <b>Average Median Gross Rent</b>       |       |            |              |          |                | <b>\$909</b>      |

Source: Vogt Strategic Insights

The conventional market-rate rental market is performing very well with limited vacancies and high occupancy. The high occupancy rate for rental housing indicates ongoing pent-up demand for additional units. The non-subsidized Tax Credit rental base is 95.8% occupied with two vacant units.

Note that the median rents displayed in the tables above are net, which are the collected rents adjusted to include water, sewer and trash collection costs. The higher non-subsidized Tax Credit median net rent reflects the limited base on non-subsidized Tax Credit alternatives and the fact that the market-rate alternatives in the area are older and lower quality.

There are 48 non-subsidized Tax Credit units surveyed within only one area project, Rivers Bend apartments (Map ID 2), which offers general occupancy/family units. All units are offered at 60% AMHI. Two units are vacant, both two-bedroom at \$825 per month. The collected 60% AMHI level one- and three-bedroom units at Rivers Bend apartments are \$685 and \$950, respectively. The high occupancy of these units indicates strong demand for affordable housing within the area.

The following is a distribution of non-subsidized units surveyed by year opened for the Mesquite/Northeast Clark County area:

| Year Opened  | Projects | Units      | Vacant Units | Vacancy Rate |
|--------------|----------|------------|--------------|--------------|
| Before 1970  | 0        | 0          | -            | -            |
| 1970 to 1979 | 0        | 0          | -            | -            |
| 1980 to 1989 | 1        | 136        | 0            | 0.0%         |
| 1990 to 1999 | 3        | 482        | 9            | 1.9%         |
| 2000 to 2004 | 0        | 0          | -            | -            |
| 2005 to 2009 | 2        | 92         | 2            | 2.2%         |
| 2010         | 0        | 0          | -            | -            |
| 2011         | 0        | 0          | -            | -            |
| 2012         | 0        | 0          | -            | -            |
| 2013         | 0        | 0          | -            | -            |
| 2014         | 0        | 0          | -            | -            |
| 2015         | 0        | 0          | -            | -            |
| 2016*        | 0        | 0          | -            | -            |
| <b>Total</b> | <b>6</b> | <b>710</b> | <b>11</b>    | <b>1.5%</b>  |

Source: VSI Telephone Survey  
 \*As of September

The Rivers Bend LIHTC project opened in 2006. The 44-unit Desert Winds Townhomes (Map ID 6), a market-rate project, also opened in 2006. Most of the conventional area rental base was built between 1990 and 2000 and the existing rental housing stock is considered old (over 16 years).

Three of the six properties in area survey with non-subsidized units have been renovated. This improves the effective ages of these properties. Combined, the three projects that have been renovated include 492 units. These units are 99% occupied.

The five government-subsidized projects surveyed within the Mesquite/Northeast Clark County area operate under the RD 515 Rental Assistance and/or HUD Section 8 housing programs. The summary of government-subsidized units (both with and without Tax Credits) in the study area follows:

| Subsidized Tax Credit              |       |           |              |              |              |
|------------------------------------|-------|-----------|--------------|--------------|--------------|
| Bedroom                            | Baths | Units     | Distribution | Vacant Units | Vacancy Rate |
| One-Bedroom                        | 1.0   | 52        | 72.2%        | 0            | 0.0%         |
| Two-Bedroom                        | 1.0   | 16        | 22.2%        | 0            | 0.0%         |
| Three-Bedroom                      | 1.0   | 4         | 5.6%         | 0            | 0.0%         |
| <b>Total Subsidized Tax Credit</b> |       | <b>72</b> | <b>100%</b>  | <b>0</b>     | <b>0.0%</b>  |
| Government-Subsidized              |       |           |              |              |              |
| Bedroom                            | Baths | Units     | Distribution | Vacant Units | Vacancy Rate |
| One-Bedroom                        | 1.0   | 40        | 67.8%        | 0            | 0.0%         |
| Two-Bedroom                        | 1.0   | 15        | 25.4%        | 0            | 0.0%         |
| Three-Bedroom                      | 1.0   | 4         | 6.8%         | 0            | 0.0%         |
| <b>Total Subsidized</b>            |       | <b>59</b> | <b>100%</b>  | <b>0</b>     | <b>0.0%</b>  |

Source: VSI Field Survey

The subsidized Tax Credit and the government-subsidized units are fully occupied. Most of these projects maintain extensive waiting lists, some in excess of one year. This indicates need exists in Mesquite and the northeast Clark County area for additional housing offering Rental Assistance.

Generally, these properties have few amenities, are older and offer small unit sizes (square footage).

Our complete field survey of conventional apartments, as well as an apartment location map, is in the Field Survey of Conventional Rentals for the Mesquite/Northeast Clark County area that follows the demand analysis as an addendum to the report.

### Planned Multifamily Development

Based on our interview(s), no additional rental housing projects are planned for the study area at this time.

Our complete field survey of conventional apartments, as well as an apartment location map, is in the Field Survey of Conventional Rentals for the Mesquite and Northeast Clark County area that follows the demand analysis.

### Single-Family Homes and For-Sale Alternatives

Data from the American Communities Survey (ACS), which provides an average for the period of 2011 to 2015, identified 27,746 occupied housing units in 2016 within the Clark County defined housing market areas. Excluding the greater Las Vegas area, the Boulder City and Mesquite housing markets and the remainder of the county includes an estimated 18,861 owner-occupied units.

The following table details 2010 county housing units by housing type and is further distributed by tenure:

| Housing Type   | All Housing Units |               | Owner         |               | Renter       |               |
|----------------|-------------------|---------------|---------------|---------------|--------------|---------------|
|                | Number            | Percent       | Number        | Number        | Percent      | Number        |
| 1; Detached    | 17,165            | 61.9%         | 14,113        | 74.8%         | 3,052        | 34.4%         |
| 1; Attached    | 2,015             | 7.3%          | 1,381         | 7.3%          | 634          | 7.1%          |
| 2 to 4         | 2,001             | 7.2%          | 448           | 2.4%          | 1,553        | 17.5%         |
| 5 to 9         | 1,397             | 5.0%          | 227           | 1.2%          | 1,170        | 13.2%         |
| 10 to 19       | 947               | 3.4%          | 121           | 0.6%          | 826          | 9.3%          |
| 20 to 49       | 599               | 2.2%          | 65            | 0.3%          | 534          | 6.0%          |
| 50+            | 397               | 1.4%          | 38            | 0.2%          | 359          | 4.0%          |
| Mobile Homes   | 3,045             | 11.0%         | 2,309         | 12.2%         | 736          | 8.3%          |
| Boat, RV, Vans | 180               | 0.6%          | 159           | 0.8%          | 21           | 0.2%          |
| <b>Total</b>   | <b>27,746</b>     | <b>100.0%</b> | <b>18,861</b> | <b>100.0%</b> | <b>8,885</b> | <b>100.0%</b> |

Source: 2010 Census; ACS Survey (2011-2015); ESRI; Urban Decision Group; VSI

Better than one-tenth of the housing stock in the Clark County surveyed areas are comprised of mobile homes. This is unlikely to change in the future.

The following table illustrates estimated housing values based on 2016 estimates and 2021 projections for owner-occupied units within the defined Clark County, Nevada areas:

| Owner-Occupied Home Value                               | 2010 (Census)    |               | 2016 (Estimated) |               | 2021 (Projected) |               |
|---|------------------|---------------|------------------|---------------|------------------|---------------|
|   | Units            | Percent       | Units            | Percent       | Units            | Percent       |
| Less Than \$20,000                                      | 804              | 4.3%          | 702              | 3.5%          | 558              | 2.5%          |
| \$20,000-\$39,999                                       | 618              | 3.3%          | 539              | 2.7%          | 429              | 1.9%          |
| \$40,000-\$59,999                                       | 518              | 2.7%          | 399              | 2.0%          | 325              | 1.5%          |
| \$60,000-\$79,999                                       | 736              | 3.9%          | 506              | 2.5%          | 422              | 1.9%          |
| \$80,000-\$99,999                                       | 639              | 3.4%          | 439              | 2.2%          | 367              | 1.7%          |
| \$100,000-\$149,999                                     | 2,804            | 14.9%         | 2,002            | 10.0%         | 1,398            | 6.3%          |
| \$150,000-\$199,999                                     | 3,358            | 17.8%         | 2,636            | 13.2%         | 2,039            | 9.2%          |
| \$200,000-\$299,999                                     | 5,587            | 29.6%         | 5,402            | 27.0%         | 5,915            | 26.8%         |
| \$300,000-\$399,999                                     | 1,934            | 10.3%         | 2,957            | 14.8%         | 3,156            | 14.3%         |
| \$400,000-\$499,999                                     | 772              | 4.1%          | 1,626            | 8.1%          | 2,877            | 13.0%         |
| \$500,000-\$749,999                                     | 773              | 4.1%          | 1,820            | 9.1%          | 3,243            | 14.7%         |
| \$750,000-\$999,999                                     | 146              | 0.8%          | 730              | 3.7%          | 1,030            | 4.7%          |
| \$1,000,000 +   | 172              | 0.9%          | 235              | 1.2%          | 339              | 1.5%          |
| <b>Total</b>  | <b>18,861</b>    | <b>100.0%</b> | <b>19,993</b>    | <b>100.0%</b> | <b>22,099</b>    | <b>100.0%</b> |
| <b>Median Home Value</b>                                | <b>\$199,308</b> |               | <b>\$246,865</b> |               | <b>\$293,338</b> |               |
| <b>Defined Housing Market Areas</b>                     |                  |               |                  |               |                  |               |
| Boulder City/SE Clark County                            | \$198,490        |               | \$280,171        |               | \$336,884        |               |
| Mesquite/NE Clark County                                | \$187,519        |               | \$227,386        |               | \$263,107        |               |
| Balance of Clark County<br>(Excludes greater Las Vegas) | \$199,308        |               | \$246,865        |               | \$293,338        |               |

Source: 2010 Census; Ribbon Demographics; ACS Survey (2010-2014); ESRI; Urban Decision Group; VSI

In 2016, more than 87% of owner-occupied housing structures were valued over \$100,000.

The median owner-occupied home value is estimated at \$246,865 in 2016, which is up 23.9% from the median housing value in 2010. Over the next five years, owner-occupied homes in the Clark County defined housing market areas are projected to increase in value by nearly 19% to \$293,338 in 2021.



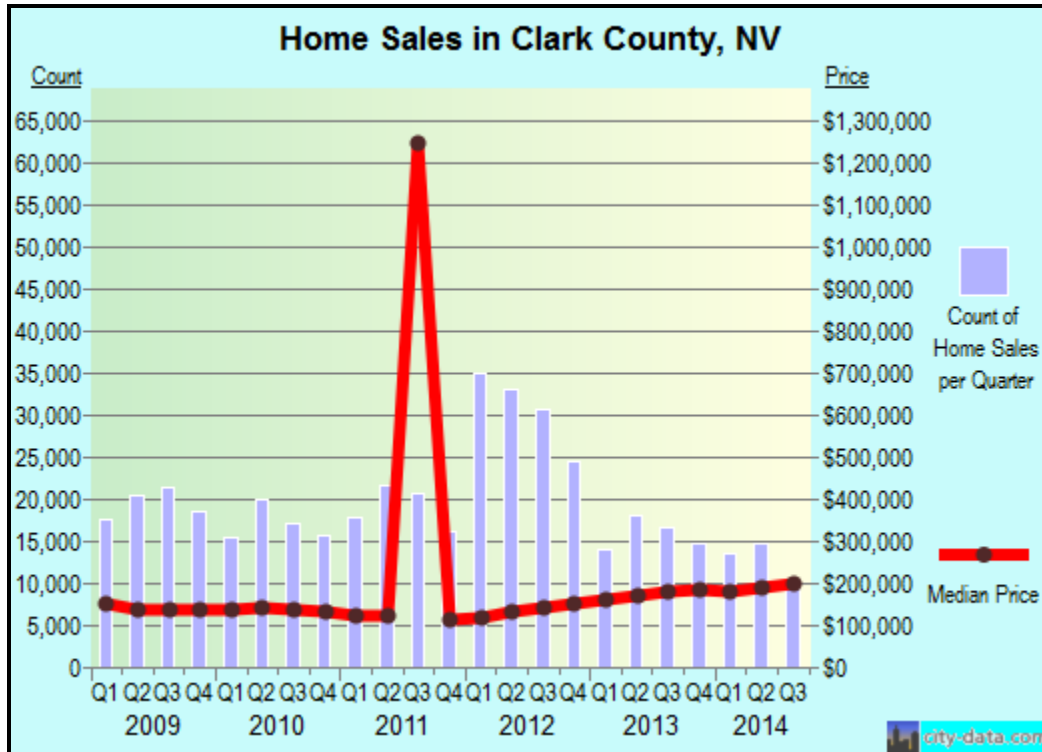
Following is a market snapshot of for-sale home activity for the incorporated city housing markets within Clark County, Nevada:

| Current<br>One Month Ago (% Change)<br>One Year Ago (% Change) | Clark County, Nevada Housing Markets |                  |                  |                  |                  |
|--|--------------------------------------|------------------|------------------|------------------|------------------|
|  | Boulder City                         | Mesquite         | Henderson        | Las Vegas        | North Las Vegas  |
| Active Inventory   | 66                                   | 8                | 1,188            | 4,400            | 457              |
|  | 72 (-8%)                             | 6 (+33%)         | 1,129 (+5%)      | 4,387            | 449 (+1%)        |
|  | 121 (-45%)                           | 10 (-20%)        | 1,637 (-27%)     | 6,741 (-3.4%)    | 721 (-36%)       |
| Median List Price  | \$354,945                            | \$247,400        | \$396,850        | \$329,000        | \$255,000        |
|  | \$349,450 (+1%)                      | \$221,200 (+11%) | \$399,900        | \$335,000 (-1%)  | \$252,490        |
|  | \$325,000 (+9%)                      | \$229,000 (+8%)  | \$354,900 (+11%) | \$284,900 (+15%) | \$220,000 (+15%) |
| Percent Distressed   | 1%                                   | 12%              | 1%               | 1%               | 2%               |
|  | 1%                                   | 0%               | 1%               | 1%               | 2%               |
|  | 0%                                   | 0%               | 0%               | 0%               | 0%               |
| Median Days on Market  | 59                                   | 48               | 46               | 47               | 36               |
|  | 71 (-16%)                            | 41 (+17%)        | 47 (-2%)         | 46 (+2%)         | 34 (+5%)         |
|  | 85 (-30%)                            | 79 (-39%)        | 60 (-23%)        | 61 (-22%)        | 47 (-23%)        |
| Median House Size (SF)   | 2,162                                | 1,591            | 2,428            | 2,040            | 1,924            |
|  | 1,957 (+10%)                         | 1,569 (+1%)      | 2,446            | 2,082 (-2%)      | 1,931            |
|  | 1,940 (+11%)                         | 1,612 (-1%)      | 2,358 (+2%)      | 1,970 (+3%)      | 1,869 (+2%)      |
| Median \$/Square Feet  | \$178                                | \$155            | \$172            | \$157            | \$126            |
|  | \$187 (-4%)                          | \$151 (+2%)      | \$172            | \$157            | \$126            |
|  | \$174 (+2%)                          | \$131 (+18%)     | \$156 (+9%)      | \$136 (+15%)     | \$110 (+15%)     |

Source: MOVOTO

Over the past year, the median list price is up 1% in the Boulder City area and 11% in the Mesquite at average list prices of \$354,945 and \$247,400, respectively. Countywide, the current average median list price for for-sale homes is \$336,820. The median for-sale home includes just over 2,140 square feet with a sales price of \$157 per square foot. Homes in the area are currently on the market for 45 to 50 days.

Other characteristics of the overall Clark County housing market follow (note, the graph below and the following City-Data.com information include the greater Las Vegas area):

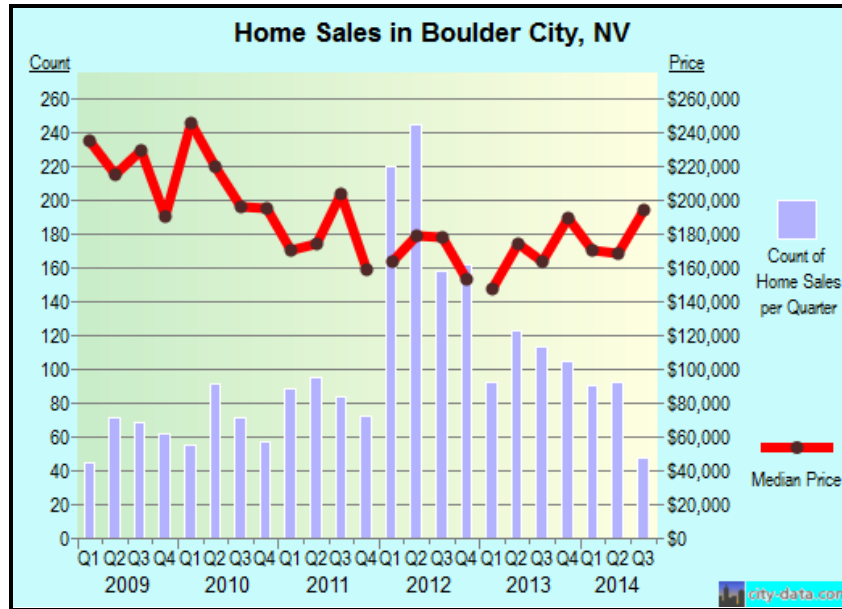


Single-family new house construction building permits:

- 2000: 21,282 buildings, average cost: \$111,900
- 2001: 21,871 buildings, average cost: \$117,700
- 2002: 22,148 buildings, average cost: \$124,000
- 2003: 27,354 buildings, average cost: \$123,800
- 2004: 31,741 buildings, average cost: \$122,600
- 2005: 30,479 buildings, average cost: \$131,900
- 2006: 21,590 buildings, average cost: \$127,400
- 2007: 13,310 buildings, average cost: \$127,600
- 2008: 5,840 buildings, average cost: \$131,400
- 2009: 3,777 buildings, average cost: \$114,300
- 2010: 4,623 buildings, average cost: \$112,700
- 2011: 3,817 buildings, average cost: \$133,800
- 2012: 6,108 buildings, average cost: \$140,800
- 2013: 7,067 buildings, average cost: \$157,400
- 2014: 6,809 buildings, average cost: \$138,300

The City-Data.com information reflects a decrease in the number of new single-family building permits within the county between 2013 and 2014. The number of area permits is expected to increase as the area works to meet demand due to area job growth.

The following graph illustrates quarterly home sales and median sales prices for Boulder City between 2012 and third quarter 2014:



In 2014, City-Data.com noted an average of 175 home sales in Boulder City during the first three quarters of the year. These home sales were up an estimated 3% compared to the estimated 170 home sales that occurred in the area in 2013. The median sales price for the area decreased during the same period but is currently just less than \$200,000.

The following tables provide a summary of the distribution of homeowner households by income and age for households by housing cost burden within the Boulder City/Southeast Clark County study area:

| Household Income Range | Housing Cost Burden |               |            |               |            |               |            |               |                |               |              |               | Total        |
|------------------------|---------------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
|                        | Less than 20%       |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               |              |
|                        | #                   | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Less than \$10,000     | 10                  | 0.4%          | 0          | 0.0%          | 0          | 0.0%          | 14         | 4.6%          | 83             | 9.9%          | 102          | 100.0%        | 209          |
| \$10,000 to \$19,999   | 92                  | 3.7%          | 0          | 0.0%          | 16         | 6.5%          | 27         | 8.9%          | 350            | 41.7%         | 0            | 0.0%          | 485          |
| \$20,000 to \$34,999   | 268                 | 10.7%         | 56         | 11.3%         | 58         | 23.5%         | 37         | 12.2%         | 165            | 19.6%         | 0            | 0.0%          | 584          |
| \$35,000 to \$49,999   | 263                 | 10.5%         | 93         | 18.8%         | 36         | 14.6%         | 32         | 10.6%         | 113            | 13.5%         | 0            | 0.0%          | 537          |
| \$50,000 to \$74,999   | 559                 | 22.3%         | 99         | 20.0%         | 74         | 30.0%         | 76         | 25.1%         | 72             | 8.6%          | 0            | 0.0%          | 880          |
| \$75,000 to \$99,999   | 391                 | 15.6%         | 45         | 9.1%          | 34         | 13.8%         | 38         | 12.5%         | 46             | 5.5%          | 0            | 0.0%          | 554          |
| \$100,000+             | 921                 | 36.8%         | 202        | 40.8%         | 29         | 11.7%         | 79         | 26.1%         | 11             | 1.3%          | 0            | 0.0%          | 1,242        |
| <b>Total</b>           | <b>2,504</b>        | <b>100.0%</b> | <b>495</b> | <b>100.0%</b> | <b>247</b> | <b>100.0%</b> | <b>303</b> | <b>100.0%</b> | <b>840</b>     | <b>100.0%</b> | <b>102</b>   | <b>100.0%</b> | <b>4,491</b> |

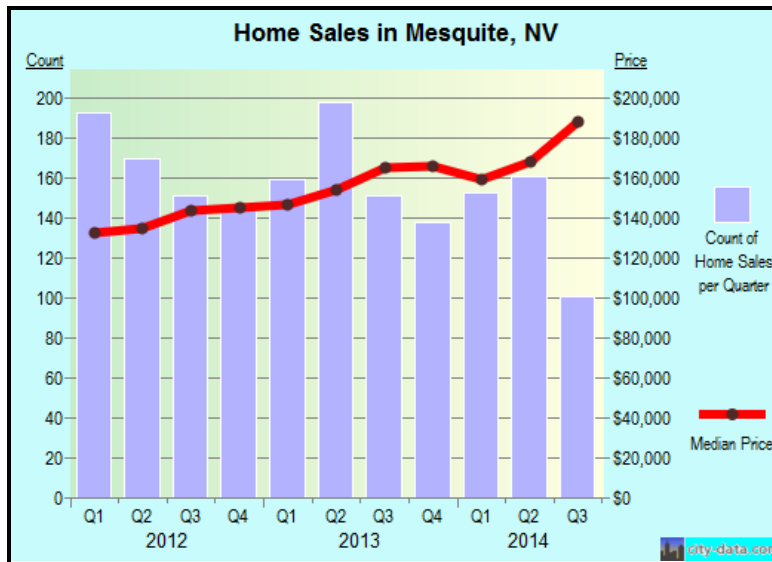
Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Housing Cost Burden         |               |               |            |               |            |               |            |               |                |               |              |               |              |
|-----------------------------|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Head of Household Age Group | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|                             | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Age 15 to 24                | 0             | 0.0%          | 0          | 0.0%          | 0          | 0.0%          | 0          | 0.0%          | 0              | 0.0%          | 0            | 0.0%          | 0            |
| Age 25 to 34                | 79            | 3.2%          | 47         | 9.5%          | 11         | 4.5%          | 0          | 0.0%          | 81             | 9.6%          | 0            | 0.0%          | 218          |
| Age 35 to 64                | 1,105         | 44.1%         | 261        | 52.7%         | 117        | 47.4%         | 180        | 59.4%         | 382            | 45.5%         | 48           | 47.1%         | 2,093        |
| Age 65 and Older            | 1,320         | 52.7%         | 187        | 37.8%         | 119        | 48.2%         | 123        | 40.6%         | 377            | 44.9%         | 54           | 52.9%         | 2,180        |
| <b>Total</b>                | <b>2,504</b>  | <b>100.0%</b> | <b>495</b> | <b>100.0%</b> | <b>247</b> | <b>100.0%</b> | <b>303</b> | <b>100.0%</b> | <b>840</b>     | <b>100.0%</b> | <b>102</b>   | <b>100.0%</b> | <b>4,491</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Based on recent census data, an estimated 303 homeowner households within the Boulder City/Southeast Clark County study area are paying 30% to 34% of their incomes to rent and an estimated 840 homeowner households paying 35% or more. This is considered “cost overburdened” based on HUD standards. The majority of homeowner households are paying 35% or more have incomes between \$10,000 and \$35,000 and are age 65 and older.

The following graph illustrates quarterly home sales and median sales prices for Mesquite between 2012 and third quarter 2014:



In 2014, City-Data.com noted an average of 170 home sales in Mesquite during the first three quarters of the year. These home sales were up an estimated 10% compared to the estimated 155 home sales that occurred in the area in 2013. The median sales prices for the area decreased during the same period but is currently over \$340,000.

The following tables provides a summary of the distribution of homeowner households by income and age for households by housing cost burden within the Mesquite/Northeast Clark County area:

| Housing Cost Burden    |               |               |            |               |            |               |            |               |                |               |              |               |              |
|------------------------|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Household Income Range | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|                        | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Less than \$10,000     | 0             | 0.0%          | 0          | 0.0%          | 0          | 0.0%          | 0          | 0.0%          | 77             | 7.5%          | 47           | 100.0%        | 124          |
| \$10,000 to \$19,999   | 70            | 3.1%          | 45         | 7.8%          | 14         | 4.3%          | 34         | 12.4%         | 147            | 14.4%         | 0            | 0.0%          | 310          |
| \$20,000 to \$34,999   | 244           | 10.9%         | 57         | 9.9%          | 70         | 21.3%         | 0          | 0.0%          | 373            | 36.6%         | 0            | 0.0%          | 744          |
| \$35,000 to \$49,999   | 355           | 15.8%         | 102        | 17.6%         | 52         | 15.9%         | 109        | 39.6%         | 276            | 27.1%         | 0            | 0.0%          | 894          |
| \$50,000 to \$74,999   | 565           | 25.2%         | 132        | 22.8%         | 116        | 35.4%         | 95         | 34.5%         | 125            | 12.3%         | 0            | 0.0%          | 1,033        |
| \$75,000 to \$99,999   | 404           | 18.0%         | 181        | 31.3%         | 60         | 18.3%         | 37         | 13.5%         | 14             | 1.4%          | 0            | 0.0%          | 696          |
| \$100,000+             | 604           | 26.9%         | 61         | 10.6%         | 16         | 4.9%          | 0          | 0.0%          | 8              | 0.8%          | 0            | 0.0%          | 689          |
| <b>Total</b>           | <b>2,242</b>  | <b>100.0%</b> | <b>578</b> | <b>100.0%</b> | <b>328</b> | <b>100.0%</b> | <b>275</b> | <b>100.0%</b> | <b>1,020</b>   | <b>100.0%</b> | <b>47</b>    | <b>100.0%</b> | <b>4,490</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

| Housing Cost Burden         |               |               |            |               |            |               |            |               |                |               |              |               |              |
|-----------------------------|---------------|---------------|------------|---------------|------------|---------------|------------|---------------|----------------|---------------|--------------|---------------|--------------|
| Head of Household Age Group | Less than 20% |               | 20% to 24% |               | 25% to 29% |               | 30% to 34% |               | 35% and Higher |               | Not Computed |               | Total        |
|                             | #             | %             | #          | %             | #          | %             | #          | %             | #              | %             | #            | %             |              |
| Age 15 to 24                | 5             | 0.2%          | 12         | 2.1%          | 0          | 0.0%          | 0          | 0.0%          | 23             | 2.3%          | 0            | 0.0%          | 40           |
| Age 25 to 34                | 34            | 1.5%          | 40         | 6.9%          | 25         | 7.6%          | 58         | 21.1%         | 20             | 2.0%          | 0            | 0.0%          | 177          |
| Age 35 to 64                | 883           | 39.4%         | 260        | 45.0%         | 173        | 52.7%         | 91         | 33.1%         | 407            | 39.9%         | 41           | 87.2%         | 1,855        |
| Age 65 and Older            | 1,320         | 58.9%         | 266        | 46.0%         | 130        | 39.6%         | 126        | 45.8%         | 570            | 55.9%         | 6            | 12.8%         | 2,418        |
| <b>Total</b>                | <b>2,242</b>  | <b>100.0%</b> | <b>578</b> | <b>100.0%</b> | <b>328</b> | <b>100.0%</b> | <b>275</b> | <b>100.0%</b> | <b>1,020</b>   | <b>100.0%</b> | <b>47</b>    | <b>100.0%</b> | <b>4,490</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Based on recent census data, an estimated 275 homeowner households within the Mesquite/Northeast Clark County study area are paying 30% to 34% of their incomes to rent and there are an estimated 1,020 homeowner households paying 35% or more. The majority of homeowner households paying 35% or more have incomes between \$20,000 and \$35,000 and are age 65 and older.

## Current Housing Demand – 2016/2017

This section discusses the current and future housing needs of Clark County area residents. It focuses on:

- Low-income renters who will continue renting
- Renters who want to buy
- Owners who want or need to change where they live now or in the future
- Young and middle-age adults
- Persons who need assisted housing

This section uses two tools to analyze housing needs:

- 1) A comparison of the supply and demand of housing using a model called a “gaps analysis”, and
- 2) An analysis of current households and housing needs by age cohort.

The analysis in this section examines housing need across all income levels to identify mismatches in supply and demand for all households in the non-metro Clark County areas. It reports the results of a modeling effort, which compares the demand for and supply of housing by income level.

The analysis uses the following data sources:

- Household estimates and household income ranges from the American Community Survey (ACS);
- Rental data from the ACS and the VSI field survey of rentals in the Clark County area;
- For-sale housing data

The United States Department of Housing and Urban Development (HUD) has defined reasonable housing affordability as payment for monthly housing expenses that do not exceed 30% of a household’s monthly gross income. The housing expense may be the monthly rent payment or the monthly mortgage payment including the principal, interest and monthly cost for taxes and insurance (PITI).

According to HUD, households that are paying from 31% to 49% of their monthly gross incomes toward housing expenses are considered high-cost burdened households (overburdened). Households that are paying more than 50% of their monthly gross incomes for housing are considered severely cost burdened households.

The following table summarizes all area households by household size and income for the Clark County housing market areas in 2016 that exclude greater Las Vegas:

| Household Income Range | All Households 2016 (Estimated) |               |              |              |              |               |
|------------------------|---------------------------------|---------------|--------------|--------------|--------------|---------------|
|                        | 1-Person                        | 2-Person      | 3-Person     | 4-Person     | 5-Person+    | Total         |
| Less than \$10,000     | 964                             | 633           | 200          | 132          | 173          | 2,101         |
| \$10,000 to \$19,999   | 2,013                           | 720           | 394          | 152          | 247          | 3,526         |
| \$20,000 to \$29,999   | 1,476                           | 1,328         | 402          | 200          | 198          | 3,604         |
| \$30,000 to \$39,999   | 994                             | 1,775         | 267          | 327          | 218          | 3,581         |
| \$40,000 to \$49,999   | 759                             | 1,439         | 328          | 212          | 179          | 2,918         |
| \$50,000 to \$59,999   | 585                             | 1,015         | 334          | 219          | 205          | 2,358         |
| \$60,000 to \$74,999   | 663                             | 1,145         | 647          | 262          | 259          | 2,975         |
| \$75,000 to \$99,999   | 385                             | 1,774         | 475          | 330          | 616          | 3,579         |
| \$100,000 to \$124,999 | 226                             | 691           | 439          | 422          | 304          | 2,081         |
| \$125,000 to \$149,999 | 143                             | 589           | 176          | 184          | 190          | 1,282         |
| \$150,000 to \$199,999 | 116                             | 498           | 367          | 128          | 100          | 1,207         |
| \$200,000 & Over       | 106                             | 501           | 124          | 203          | 172          | 1,107         |
| <b>Total</b>           | <b>8,430</b>                    | <b>12,107</b> | <b>4,154</b> | <b>2,769</b> | <b>2,860</b> | <b>30,321</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

The following table provides a distribution of estimated 2016 renter households by household size and income:

| Household Income Range | Renter Households 2016 (Estimated) |              |              |            |            |              |
|------------------------|------------------------------------|--------------|--------------|------------|------------|--------------|
|                        | 1-Person                           | 2-Person     | 3-Person     | 4-Person   | 5-Person+  | Total        |
| Less than \$10,000     | 358                                | 203          | 74           | 35         | 107        | 777          |
| \$10,000 to \$19,999   | 645                                | 172          | 140          | 28         | 81         | 1,066        |
| \$20,000 to \$29,999   | 615                                | 359          | 140          | 90         | 79         | 1,282        |
| \$30,000 to \$39,999   | 375                                | 340          | 120          | 78         | 39         | 952          |
| \$40,000 to \$49,999   | 243                                | 447          | 124          | 70         | 66         | 951          |
| \$50,000 to \$59,999   | 245                                | 236          | 145          | 80         | 14         | 720          |
| \$60,000 to \$74,999   | 200                                | 261          | 311          | 93         | 72         | 937          |
| \$75,000 to \$99,999   | 147                                | 276          | 103          | 107        | 168        | 801          |
| \$100,000 to \$124,999 | 109                                | 60           | 48           | 62         | 62         | 340          |
| \$125,000 to \$149,999 | 42                                 | 136          | 22           | 35         | 32         | 267          |
| \$150,000 to \$199,999 | 76                                 | 49           | 71           | 16         | 9          | 221          |
| \$200,000 & Over       | 50                                 | 93           | 18           | 15         | 8          | 184          |
| <b>Total</b>           | <b>3,105</b>                       | <b>2,631</b> | <b>1,315</b> | <b>709</b> | <b>737</b> | <b>8,497</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

According to the American Community Survey, in 2016, there were an estimated 8,497 renter households in the rural areas of Clark County. Renters in the rural areas of the county include 4,087 (48.1%) that are paying more than 30% of their monthly gross incomes for housing expenses.

The following table provides a distribution of estimated 2016 homeowner households by household size and income:

| Household Income Range | Homeowner Households 2016 (Estimated) |              |              |              |              |               |
|------------------------|---------------------------------------|--------------|--------------|--------------|--------------|---------------|
|                        | 1-Person                              | 2-Person     | 3-Person     | 4-Person     | 5-Person+    | Total         |
| Less than \$10,000     | 473                                   | 378          | 71           | 93           | 28           | 1,044         |
| \$10,000 to \$19,999   | 931                                   | 466          | 197          | 76           | 114          | 1,784         |
| \$20,000 to \$29,999   | 793                                   | 909          | 181          | 57           | 82           | 2,022         |
| \$30,000 to \$39,999   | 547                                   | 1,259        | 122          | 210          | 176          | 2,315         |
| \$40,000 to \$49,999   | 408                                   | 939          | 173          | 99           | 118          | 1,736         |
| \$50,000 to \$59,999   | 286                                   | 760          | 126          | 140          | 186          | 1,499         |
| \$60,000 to \$74,999   | 434                                   | 864          | 347          | 207          | 185          | 2,036         |
| \$75,000 to \$99,999   | 247                                   | 1,479        | 326          | 251          | 410          | 2,713         |
| \$100,000 to \$124,999 | 146                                   | 625          | 388          | 355          | 265          | 1,779         |
| \$125,000 to \$149,999 | 94                                    | 513          | 140          | 148          | 168          | 1,063         |
| \$150,000 to \$199,999 | 73                                    | 454          | 307          | 111          | 92           | 1,037         |
| \$200,000 & Over       | 77                                    | 434          | 104          | 190          | 162          | 967           |
| <b>Total</b>           | <b>4,510</b>                          | <b>9,080</b> | <b>2,483</b> | <b>1,937</b> | <b>1,986</b> | <b>19,995</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

According to the American Community Survey, in 2016, there were an estimated 19,995 homeowner households in the rural areas of Clark County, including 5,183 (25.9%) that are paying more than 30% of their monthly gross incomes for housing expenses.

It is important to consider that some area households voluntarily pay 35% or more of their incomes for housing. Factors influencing this decision include location, quality of housing, proximity to employment, community services and/or overall quality of life.

### Determination of Income Eligibility

Clark County is included within the Las Vegas-Henderson-Paradise, Nevada Metropolitan Statistical Area, which has a four-person median household income of \$61,900 for 2017. The following table illustrates the annual HUD median four-person household income estimates over the past 11 years for the MSA:

| Year                                   | HUD Median Four-Person Household Income |                |
|--|---|----------------|
|  | Income                                  | Percent Change |
| 2007                                   | \$60,100                                | -              |
| 2008                                   | \$63,900                                | 6.3%           |
| 2009                                   | \$65,400                                | 2.3%           |
| 2010                                   | \$65,700                                | 0.5%           |
| 2011                                   | \$63,400                                | -3.5%          |
| 2012                                   | \$64,300                                | 1.4%           |
| 2013                                   | \$63,100                                | -1.9%          |
| 2014                                   | \$58,000                                | -8.1%          |
| 2015                                   | \$59,200                                | 2.1%           |
| 2016                                   | \$59,800                                | 1.0%           |
| 2017                                   | \$61,900                                | 3.5%           |
| <b>Average Annual Change (5-year)</b>  |   | <b>-0.4%</b>   |
| <b>Average Annual Change (10-year)</b> |   | <b>-0.3%</b>   |

Source: HUD

The 2017 median household income for the county increased 3.5% from 2016. Over the past 10 years, the median household income for Clark County has decreased an average of 0.3% annually, though the annual change has varied between an 8.1% decrease between 2013 and 2014 and a 6.3% increase between 2007 and 2008. This was at the start of the national recession. Since 2011, the area median income is down 0.4% overall.

Using the area median family income (which is adjusted annually) as a basis point, HUD computes Section 8 Income Guidelines. These guidelines, adjusted for family size, are used to determine eligibility for all HUD housing programs.



The following table summarizes the maximum income by household size for the Las Vegas-Henderson-Paradise MSA at 30%, 40%, 50%, 60%, 80% and 110% of Area Median Household Income (AMHI) based on the 2017 Area Median Household Income (AMHI):

| 2017 HUD Income Limits – Las Vegas-Henderson-Paradise, Nevada MSA |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|
| Household Size  | 30%      | 40%*     | 50%      | 60%*     | 80%      | 110%*    |
| One-Person  | \$13,230 | \$17,640 | \$22,050 | \$26,460 | \$35,250 | \$48,510 |
| Two-Person  | \$15,120 | \$20,160 | \$25,200 | \$30,240 | \$40,250 | \$55,440 |
| Three-Person  | \$17,010 | \$22,680 | \$28,350 | \$34,020 | \$45,300 | \$62,370 |
| Four-Person   | \$18,870 | \$25,160 | \$31,450 | \$37,740 | \$50,300 | \$69,190 |
| Five-Person   | \$20,400 | \$27,200 | \$34,000 | \$40,800 | \$54,350 | \$74,800 |
| Six-Person  | \$21,900 | \$29,200 | \$36,500 | \$43,800 | \$58,350 | \$80,300 |
| <b>2017 Median Four-Person Household Income: \$61,900</b>         |          |          |          |          |          |          |

Source: HUD

\*40%, 60% and 110% income limits are calculated from HUD provided 50% income limits.

### Demand Evaluation

We have evaluated the housing market and have estimated support levels for various concerns based upon current housing conditions, historical market trends and current household growth patterns. This section identifies the potential to support housing based upon the amount and condition of existing supply, price points and the income ranges of area households.

A series of assumptions have been established to guide this analysis. The first of these assumptions is that households cannot pay more than 30% of their gross incomes for their housing costs. This includes utility payments for both renters and homeowners. A homeowner’s housing burden must include the principal and interest payments, as well as taxes and all required insurance, and the mortgage is assumed to be a 30-year fixed product with 5% down and a 6% interest rate. It is important to note however, that many households voluntarily pay more than 30% of their incomes for housing. Factors influencing this decision include the location and quality of the housing, alternatives in the market, proximity to employment and proximity to community services. In general, these influences relate to quality of life issues.

For this evaluation, 2010 Census data, updated and estimated for 2016, household income and occupied residential units with specified monthly costs for the Clark County area were used as the basis for comparison.

The following table demonstrates the income required to afford owned or rented housing at different price points in the rural Clark County areas, exclusive of greater Las Vegas. It also evaluates the proportional amount of overburdened housing that these numbers represent at each income band:

| 1                      |           | 2  | 3               | 4                                   |               | 5                                 |              |
|------------------------|-----------|--|-----------------|-------------------------------------|---------------|-----------------------------------|--------------|
| Household Income Range |           | Maximum Affordable Monthly Housing Costs | 2016 Households | Estimated 2016 Households by Tenure |               | Overburdened Households by Tenure |              |
| Low                    | High      |  |                 | Owner                               | Renter        | Owner                             | Renter       |
| \$0                    | \$9,999   | \$250                                    | 2,101           | 1,044                               | 1,058         | 436                               | 529          |
| \$10,000               | \$19,999  | \$500                                    | 3,526           | 1,784                               | 1,742         | 733                               | 1,091        |
| \$20,000               | \$29,999  | \$750                                    | 3,604           | 2,022                               | 1,582         | 760                               | 940          |
| \$30,000               | \$39,999  | \$1,000                                  | 3,581           | 2,315                               | 1,266         | 680                               | 701          |
| \$40,000               | \$49,999  | \$1,250                                  | 2,918           | 1,736                               | 1,182         | 603                               | 465          |
| \$50,000               | \$59,999  | \$1,500                                  | 2,358           | 1,499                               | 859           | 435                               | 130          |
| \$60,000               | \$74,999  | \$1,875                                  | 2,975           | 2,036                               | 939           | 651                               | 195          |
| \$75,000               | \$99,999  | \$2,450                                  | 3,579           | 2,713                               | 866           | 487                               | 31           |
| \$100,000              | \$124,999 | \$3,125                                  | 2,081           | 1,779                               | 301           | 166                               | 4            |
| \$125,000              | \$149,999 | \$3,750                                  | 1,282           | 1,063                               | 220           | 167                               | 1            |
| \$150,000              | \$199,999 | \$4,500                                  | 1,207           | 1,037                               | 170           | 40                                | 0            |
| \$200,000              | Higher    | At Least \$4,500                         | 1,107           | 967                                 | 140           | 23                                | 0            |
| <b>Total</b>           |           |  | <b>30,321</b>   | <b>19,995</b>                       | <b>10,326</b> | <b>5,183</b>                      | <b>4,087</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household income figures from the census were grouped into 12 ranges of income and affordable monthly housing costs that were computed for each reporting category using HUD’s 30% index. This provides monthly housing costs for each income category. For example, in the first household income range, there are an estimated 2,101 households within the rural Clark County defined housing market areas in 2016 with earnings of \$10,000 or less. This is increased from 1,692 in 2010. Among the 2,101 households with an income less than \$10,000 in 2016, 965 households (436 owners and 529 renters) are overburdened and identified in column 5.

The demand/supply matrix details the income limits for each of the income categories in column one. The second column includes the estimated 2016 households in each income category for the county. The third column has the maximum affordable monthly housing costs for each income band. Using HUD’s affordability index, these households should be paying no more the \$250 per month for housing expenses (= [ $\$9,999 / 12$ ] x 30%).

The fourth column lists the estimated number of homeowner and renter households respective to each income range. The fifth column lists the estimated number of existing owner and rental households that are overburdened in each income range within the county based on existing demographic trends.

The following table provides a distribution of estimated 2016 rural Clark County areas overall overburdened renter households by age segments and income:

| Household Income Range  | Total Renter Households | Overburdened Renter Households by Age Group |                               |                     |                     |                         |
|---|-------------------------|---|-------------------------------|---------------------|---------------------|-------------------------|
|   |                         | 2016 Estimated Overburdened Renters         | Age Group Percentage of Total |                     |                     |                         |
|   |                         |   | 9.25% Age 15 to 24            | 24.19% Age 25 to 34 | 50.31% Age 35 to 64 | 16.24% Age 65 and Older |
| Less than \$10,000  | 1,058                   | 529   | 51                            | 127                 | 266                 | 85                      |
| \$10,000 to \$19,999  | 1,742                   | 1,091                                       | 106                           | 267                 | 540                 | 178                     |
| \$20,000 to \$29,999  | 1,582                   | 940   | 96                            | 224                 | 477                 | 143                     |
| \$30,000 to \$39,999  | 1,266                   | 701   | 67                            | 169                 | 348                 | 117                     |
| \$40,000 to \$49,999  | 1,182                   | 465   | 46                            | 111                 | 232                 | 76                      |
| \$50,000 to \$59,999  | 859                     | 130   | 3                             | 34                  | 71                  | 22                      |
| \$60,000 to \$74,999  | 939                     | 195   | 4                             | 51                  | 106                 | 34                      |
| \$75,000 to \$99,999  | 866                     | 31  | 4                             | 5                   | 15                  | 7                       |
| \$100,000 to \$124,999  | 301                     | 4   | 1                             | 1                   | 1                   | 1                       |
| \$125,000 to \$149,999  | 220                     | 1   | 0                             | 0                   | 0                   | 1                       |
| \$150,000 & Over  | 310                     | 0   | 0                             | 0                   | 0                   | 0                       |
| <b>Total</b>  | <b>10,326</b>           | <b>4,087</b>                                | <b>378</b>                    | <b>989</b>          | <b>2,056</b>        | <b>664</b>              |
| <b>Estimated Percent Rent Overburdened by Housing Market Area</b> |                         |   |                               |                     |                     |                         |
| Boulder City/SE Clark County                                      |                         |   | 24.8%*                        |                     | 39.2%               |                         |
| Mesquite/NE Clark County  |                         |   | 40.8%*                        |                     | 56.6%               |                         |
| Balance of Clark County (Excludes greater Las Vegas)              |                         |   | 34.4%*                        |                     | 4.2%                |                         |
| <b>Total</b>  |                         |   | <b>100%*</b>                  |                     | <b>100%</b>         |                         |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

\*Combined, because age breaks are not available for households younger than age 65 at the housing market area

According to the American Community Survey, in 2016, there are an estimated 10,326 renter households in the defined Clark County rural housing market areas, including 4,087 (39.6%) who are paying more than 30% of their monthly gross incomes for housing expenses. The majority of overburdened renters are between the age of 35 and 64 with annual incomes of less than \$40,000. We identified no renters within the rural areas of the county who have an income above \$150,000 that are considered overburdened.

Based on current rent characteristics for the individual housing market areas in rural Clark County, the Mesquite/Northeast Clark County area has the highest share of both younger than age 65 and older adult (age 65 and older) renters who are rent overburdened.

The following table provides a distribution of estimated 2016 rural Clark County areas overburdened homeowner households by age segments and income:

| Household Income Range   | 2016 Total Homeowner Households | Overburdened Homeowner Households by Age Group |                               |                       |                        |                            |
|--|---------------------------------|--|-------------------------------|-----------------------|------------------------|----------------------------|
|  |                                 | 2016 Estimated Overburdened Homeowners         | Age Group Percentage of Total |                       |                        |                            |
|  |                                 |  | 1.62%<br>Age 15 to 24         | 8.74%<br>Age 25 to 34 | 60.37%<br>Age 35 to 64 | 29.27%<br>Age 65 and Older |
| Less than \$10,000   | 1,044                           | 436  | 7                             | 38                    | 264                    | 127                        |
| \$10,000 to \$19,999   | 1,784                           | 733  | 12                            | 64                    | 443                    | 214                        |
| \$20,000 to \$29,999   | 2,022                           | 760  | 12                            | 66                    | 459                    | 223                        |
| \$30,000 to \$39,999   | 2,315                           | 680  | 11                            | 59                    | 411                    | 199                        |
| \$40,000 to \$49,999   | 1,736                           | 603  | 10                            | 53                    | 364                    | 176                        |
| \$50,000 to \$59,999   | 1,499                           | 435  | 7                             | 37                    | 262                    | 124                        |
| \$60,000 to \$74,999   | 2,036                           | 651  | 11                            | 58                    | 393                    | 194                        |
| \$75,000 to \$99,999   | 2,713                           | 487  | 2                             | 8                     | 101                    | 57                         |
| \$100,000 to \$124,999   | 1,779                           | 166  | 1                             | 7                     | 100                    | 57                         |
| \$125,000 to \$149,999   | 1,063                           | 167  | 3                             | 15                    | 201                    | 114                        |
| \$150,000 & Over   | 2,004                           | 65   | 3                             | 21                    | 38                     | 3                          |
| <b>Total</b>   | <b>19,995</b>                   | <b>5,183</b>                                   | <b>84</b>                     | <b>453</b>            | <b>3,129</b>           | <b>1,517</b>               |
| <b>Estimated Percent Homeowner Overburdened by Housing Market Area</b> |                                 |  |                               |                       |                        |                            |
| Boulder City/SE Clark County   |                                 |  | 17.5%*                        |                       | 33.0%                  |                            |
| Mesquite/NE Clark County   |                                 |  | 16.3%*                        |                       | 45.9%                  |                            |
| Balance of Clark County (Excludes greater Las Vegas)                   |                                 |  | 66.2%*                        |                       | 21.1%                  |                            |
| <b>Total</b>   |                                 |  | <b>100%*</b>                  |                       | <b>100%</b>            |                            |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

\*Combined, because age breaks are not available for households younger than age 65 at the housing market area

According to the American Community Survey, in 2016, there are an estimated 19,995 homeowner households in the rural Clark County defined housing market areas that are outside of greater Las Vegas, including 5,183 (25.9%) who are paying more than 30% of their monthly gross incomes for housing expenses. The majority of overburdened owners are age 35 to 64 with annual incomes of less than \$40,000.

Among homeowner households, the remainder of Clark County outside the defined Boulder City and Mesquite housing areas has the largest share that is housing cost overburdened for those under age 65. Not surprising considering the retirement housing in Mesquite, that area has the highest overburdened age 65 and older segment.

To analyze the supply of housing and the demand for housing at affordable costs, a comparison has been made between what existing households could afford on a monthly basis using the 30% HUD standard, and the number of occupied units at reported monthly costs. For this evaluation, 2010 Census data updated and estimated for 2016, household income and occupied residential units with specified monthly costs for the Reno, Nevada Metropolitan Statistical Area (MSA) were used to determine current housing needs.

For this evaluation, 2010 Census data, updated and estimated for 2016, household income and occupied residential units with specified monthly costs for the Boulder City/Southeast Clark County study area were used as the basis for comparison.

The following table demonstrates the income required to afford owned or rented housing at different price points in the county. It also evaluates the proportional amount of housing that these numbers represent:

| 1                      |           | 2  | 3               | 4                                   |              | 5                                 |            |
|------------------------|-----------|--|-----------------|-------------------------------------|--------------|-----------------------------------|------------|
| Household Income Range |           | Maximum Affordable Monthly Housing Costs | 2016 Households | Estimated 2016 Households by Tenure |              | Overburdened Households by Tenure |            |
| Low                    | High      |  |                 | Owner                               | Renter       | Owner                             | Renter     |
| \$0                    | \$9,999   | \$250                                    | 505             | 241                                 | 264          | 83                                | 117        |
| \$10,000               | \$19,999  | \$500                                    | 925             | 420                                 | 504          | 350                               | 291        |
| \$20,000               | \$29,999  | \$750                                    | 636             | 346                                 | 290          | 110                               | 88         |
| \$30,000               | \$39,999  | \$1,000                                  | 661             | 501                                 | 160          | 93                                | 73         |
| \$40,000               | \$49,999  | \$1,250                                  | 646             | 418                                 | 228          | 75                                | 59         |
| \$50,000               | \$59,999  | \$1,500                                  | 447             | 334                                 | 113          | 29                                | 6          |
| \$60,000               | \$74,999  | \$1,875                                  | 560             | 325                                 | 235          | 43                                | 10         |
| \$75,000               | \$99,999  | \$2,450                                  | 916             | 681                                 | 235          | 46                                | 5          |
| \$100,000              | \$124,999 | \$3,125                                  | 533             | 464                                 | 69           | 11                                | 0          |
| \$125,000              | \$149,999 | \$3,750                                  | 358             | 268                                 | 90           | 0                                 | 0          |
| \$150,000              | \$199,999 | \$4,500                                  | 266             | 195                                 | 71           | 0                                 | 0          |
| \$200,000              | Higher    | At Least \$4,500                         | 326             | 292                                 | 34           | 0                                 | 0          |
| <b>Total</b>           |           |  | <b>20,635</b>   | <b>4,486</b>                        | <b>2,294</b> | <b>840</b>                        | <b>709</b> |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

Household income figures from the census were grouped into 12 ranges of income and affordable monthly housing costs that were computed for each reporting category using HUD’s 30% index. This provides monthly housing costs for each income category. For example, in the first household income range, there are an estimated 505 households within the southeast Clark County study area in 2016 with earnings of \$10,000 or less. Among these 505 households, 200 (83 owners and 117 renters) are overburdened and identified in column 5.

Among area homeowners by household income category, an estimated 1,219 households exist within the Boulder City/Southeast Clark County study area in 2016 with earnings of \$100,000 or more. This is down from 1,443 homeowner households with incomes of more than \$100,000 in 2010.

The demand/supply matrix details the income limits for each of the income categories in column one. The second column includes the estimated 2016 households in each income category for the county. The third column has the maximum affordable monthly housing costs for each income band. Using HUD’s affordability index, these households should be paying no more the \$250 per month for housing expenses (= [\$9,999 / 12] x 30%).

The fourth column lists the estimated number of homeowner and renter households that can afford the housing cost respective to each income range. The fifth column lists the estimated number of existing owner and rental households that are overburdened in each income range within the county based on existing demographic trends.

The following table provides a distribution of estimated 2016 Boulder City and Southeast Clark County area overburdened renter households by age segments and income:

| Household Income Range | Total Renter Households | Overburdened Renter Households by Age Group |                               |                        |                        |                            |
|------------------------|-------------------------|---|-------------------------------|------------------------|------------------------|----------------------------|
|                        |                         | 2016 Estimated Overburdened Renters         | Age Group Percentage of Total |                        |                        |                            |
|                        |                         |   | 4.36%<br>Age 15 to 24         | 16.75%<br>Age 25 to 34 | 48.23%<br>Age 35 to 64 | 30.66%<br>Age 65 and Older |
| Less than \$10,000     | 264                     | 177   | 8                             | 30                     | 85                     | 54                         |
| \$10,000 to \$19,999   | 504                     | 300   | 13                            | 50                     | 145                    | 92                         |
| \$20,000 to \$29,999   | 290                     | 151   | 7                             | 25                     | 73                     | 46                         |
| \$30,000 to \$39,999   | 160                     | 105   | 5                             | 18                     | 50                     | 32                         |
| \$40,000 to \$49,999   | 228                     | 49  | 3                             | 10                     | 28                     | 18                         |
| \$50,000 to \$59,999   | 113                     | 17  | 1                             | 3                      | 8                      | 5                          |
| \$60,000 to \$74,999   | 235                     | 26  | 1                             | 4                      | 13                     | 8                          |
| \$75,000 to \$99,999   | 235                     | 5   | 0                             | 1                      | 2                      | 1                          |
| \$100,000 to \$124,999 | 69                      | 5   | 0                             | 1                      | 2                      | 1                          |
| \$125,000 to \$149,999 | 90                      | 4   | 0                             | 1                      | 2                      | 3                          |
| \$150,000 & Over       | 105                     | 0   | 0                             | 0                      | 0                      | 0                          |
| <b>Total</b>           | <b>2,294</b>            | <b>848</b>                                  | <b>37</b>                     | <b>142</b>             | <b>409</b>             | <b>260</b>                 |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

According to the American Community Survey, in 2016, there are an estimated 2,294 renter households in the county, including 848 (37.0%) that are paying more than 30% of their monthly gross incomes for housing expenses. The majority of overburdened renters are age 65 and older with annual incomes of less than \$30,000.

The following table provides a distribution of estimated 2016 Boulder City and Southeast Clark County overburdened homeowner households by age segments and income:

| Household Income Range | 2016 Total Homeowner Households | Overburdened Homeowner Households by Age Group |                               |                       |                        |                            |
|------------------------|---------------------------------|--|-------------------------------|-----------------------|------------------------|----------------------------|
|                        |                                 | 2016 Estimated Overburdened Homeowners         | Age Group Percentage of Total |                       |                        |                            |
|                        |                                 |  | 0.00%<br>Age 15 to 24         | 7.09%<br>Age 25 to 34 | 49.17%<br>Age 35 to 64 | 43.74%<br>Age 65 and Older |
| Less than \$10,000     | 241                             | 97   | 0                             | 7                     | 48                     | 42                         |
| \$10,000 to \$19,999   | 420                             | 377  | 0                             | 27                    | 185                    | 165                        |
| \$20,000 to \$29,999   | 346                             | 135  | 0                             | 10                    | 66                     | 59                         |
| \$30,000 to \$39,999   | 501                             | 116  | 0                             | 8                     | 57                     | 51                         |
| \$40,000 to \$49,999   | 418                             | 97   | 0                             | 7                     | 48                     | 42                         |
| \$50,000 to \$59,999   | 334                             | 59   | 0                             | 4                     | 29                     | 26                         |
| \$60,000 to \$74,999   | 325                             | 89   | 0                             | 6                     | 44                     | 39                         |
| \$75,000 to \$99,999   | 681                             | 84   | 0                             | 6                     | 41                     | 37                         |
| \$100,000 to \$124,999 | 464                             | 45   | 0                             | 3                     | 22                     | 20                         |
| \$125,000 to \$149,999 | 268                             | 45   | 0                             | 3                     | 27                     | 190                        |
| \$150,000 & Over       | 487                             | 0  | 0                             | 0                     | 0                      | 0                          |
| <b>Total</b>           | <b>4,486</b>                    | <b>1,143</b>                                   | <b>0</b>                      | <b>81</b>             | <b>562</b>             | <b>500</b>                 |

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

According to the American Community Survey, in 2016, there are an estimated 4,486 homeowner households in the southeast Clark County study area, including 1,143(25.5%) that are paying more than 30% of their monthly gross incomes for housing expenses. The majority of overburdened homeowners are age 35 to 64 with annual incomes of less than \$50,000.

To analyze the supply of housing and the demand for housing at affordable costs, a comparison has been made between what existing households could afford on a monthly basis using the 30% HUD standard, and the number of occupied units at reported monthly costs. For this evaluation, 2010 Census data updated and estimated for 2016, household income and occupied residential units with specified monthly costs for Clark County were used to determine current housing needs.

Following are housing needs evaluations for the Boulder City and Mesquite defined housing areas.

Boulder City/Southeast Clark County

*Subsidized/Affordable Rental Housing*

Subsidized/affordable housing is targeted to households with very low and low incomes.

We surveyed just one subsidized project in the Boulder City/Southeast Clark County area for this evaluation. The Quail Ridge Manor Senior project is fully occupied.

The maximum allowable income for subsidized/affordable housing is set at 50% AMHI levels. For example, a two-person senior household maximum allowable income is \$25,200 for subsidized/affordable housing. A subsidized/affordable family/general occupancy project is expected to include one-, two- and three-bedroom units that will target up to five-person households. The maximum allowable income for a five-person household at 50% AMHI is \$34,000. The following table summarizes age- and income-appropriate renter households within the Boulder City/SE Clark County study area in 2016:

|   | Subsidized/Affordable:<br>Age 62+<br>< 50% AMHI<br>(\$0 - \$25,200) | Subsidized/Affordable:<br>Younger Than Age 55<br>< 50% AMHI<br>(\$0-\$34,000) |
|---|---|---|
| Income-Eligible Renter Households – 2016                              | 273   | 677   |
| Deduct Existing Subsidized/Affordable Units                           | - 59  | - 0   |
| Underserved Income- and Age-Appropriate Renters                       | = 214   | = 677   |
| Subsidized Housing Capture Rate                                       | X 48%   | X 15%   |
| Comparable Units Currently Vacant                                     | - 0   | - 0   |
| <b>Potential Subsidized/Affordable Units Needed in the Study Area</b> | <b>= 103</b>  | <b>= 100</b>  |

The capture rates for the potential demand for subsidized/affordable housing units in the Boulder City defined housing area are based on previous market penetration research. We estimate that the capture rate for age-restricted units is 48% and 15% for general occupancy/family households. The higher subsidized housing capture rate for older adult households reflects the limited housing alternatives designed to their specific needs in the area.



Based on these demand evaluations, the Boulder City/Southeast Clark County area can support up to 103 units targeted to very low- and low-income seniors age 62 and older. In addition, the area can support up to 100 family/general occupancy subsidized/affordable units for very low-income households. Notably, the demand estimates for subsidized/affordable housing include some overlapping households that also qualify for non-subsidized Tax Credit housing.

*Workforce Rental Housing*

Non-subsidized workforce housing is targeted to households with low to moderate incomes. We surveyed no non-subsidized LIHTC projects in the Boulder City/Southeast Clark County area for this evaluation.

The maximum allowable income for non-subsidized housing is set at 60% AMHI levels. For example, a two-person senior household maximum allowable income is \$30,240 to qualify for workforce/affordable housing. A non-subsidized family/general occupancy project is expected to include one-, two- and three-bedroom units that will target up to five-person households. The maximum allowable income for a five-person household at 60% AMHI is \$40,800.

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Generally, market-rate properties require a lower rent-to-income ratio, while an acceptable rent-to-income ratio for low-income family households is typically 35% and an acceptable rent-to-income ratio for seniors is typically 40%.

For this evaluation, we have assumed that the proposed LIHTC units will have a low gross rent based on 60% AMHI levels, which for a one-bedroom is \$678. Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$8,136.

Depending on the target residents, applying a 35% or 40% rent-to-income ratio to the minimum annual household expenditure yields a minimum annual household income requirement of \$20,340 for the age-restricted project and \$23,250 for the general occupancy workforce/LIHTC project.

The following table summarizes age- and income-appropriate renter households within the study area in 2016:

|  | Non-Subsidized:<br>Age 55+<br>< 60% AMHI<br>(\$20,340 - \$30,240) | Non-Subsidized<br>Workforce:<br>Younger Than Age 55<br>< 60% AMHI<br>(\$23,250-\$40,800) |
|--|---|--|
| Income-Eligible Renter Households – 2016                                 | 56  | 219  |
| Deduct Existing Workforce Units  | - 0   | - 0  |
| Underserved Income- and Age-Appropriate Renters                          | = 56  | = 219  |
| Non-Subsidized Housing Capture Rate                                      | X 25%   | X 15%  |
| Comparable Units Currently Vacant  | - 0   | - 0  |
| <b>Potential Non-Subsidized Workforce Units Needed in the Study Area</b> | <b>= 14</b>   | <b>= 32</b>  |



Based on these demand evaluations, the Boulder City/Southeast Clark County area can support up to 14 LIHTC units targeted to low- and moderate-income seniors age 55 and older. In addition, the area can support up to 32 family/general occupancy non-subsidized workforce units for low- and moderate-income households. Notably, the demand estimates for non-subsidized housing include some overlapping households that also qualify for subsidized/affordable housing.

A single project would be appropriate to serve both senior and family/general occupancy segments of the workforce demand.

*Market-rate Rental Housing*

There are no maximum income restrictions for market-rate units. Typically, when households reach a certain income level they are more likely to become homeowners, since their ability to qualify for a home mortgage increases. However, since we conduct this analysis using general and under age 55 renter household data only and do not consider homeowners for some basic capture rate calculations, we have conducted this particular analysis of income-qualified households without a maximum income limit.

In order to evaluate demand potential for a new market-rate apartment property, we have assumed unit rents starting at the proposed collected rent of \$710 for a one-bedroom. This is higher than the collected one-bedroom rents of \$500 to \$700 currently achieved in the study area.

Assuming management will qualify households using a 27% rent-to-income ratio for the market-rate units, the general occupancy or age-restricted units yield a minimum income requirement of approximately \$32,000 based on the estimated collected rent and a typical market-rate rent-to-income ratio. We consider four of the five surveyed conventional market-rate projects within the Boulder City study area as potentially comparable. These projects include 141 potentially comparable units and have seven vacant units.

Following is a summary of market need considering the existing base of comparable units and vacant market-rate units:

|   | Market-rate Housing<br>(\$32,000 and Higher) |
|---|--|
| Income-Eligible Renter Households – 2016                    | 1,203  |
| Deduct Existing Comparable Market-rate Units                | - 141  |
| Underserved Income- and Age-Appropriate Renters             | = 1,062                                      |
| Market-rate Housing Capture Rate                            | X 10%  |
| Comparable Units Currently Vacant                           | - 7  |
| <b>Potential Market-rate Units Needed in the Study Area</b> | <b>= 99</b>                                  |

Based on this demand evaluation, the Boulder City/Southeast Clark County area can support up to 99 additional market-rate units targeted to moderate- and high-income renter households. We anticipate the vacant single-family home rentals will be leased by larger families and are not competitive to a conventional market-rate apartment development.

With no market-rate units targeted to older adults and the area projecting 10.8% household growth through 2021 among older adult households, an age-restricted project represents an excellent opportunity for market-rate development. With an 8% capture, we estimate demand for up to 44 new market-rate units targeted to older adults. The balance of the present-day demand can be for general occupancy renters.

It is important to note that there is an increasing share of renters by choice in today’s market regardless of income, making a maximum income less restrictive. This market characteristic is reflected within the renter household projections. Among senior households, support from only renters is not typical and older individuals are often transitioning to a maintenance-free unit rather than pursuing homeownership. Based on our experience in other Far West area markets, we anticipate 4% to 8% of a market-rate project’s initial residents will be former homeowners, increasing area development potential by two to four units.

We recommend that market-rate units targeted to older adults should include a single-story ranch design with an attached garage. This product type is well accepted among older adult renters.

*Rental Housing Demand Summary for the Boulder City/Southeast Clark County area*

The projected 2016 housing needs for the study area are detailed as follows:

| 2016 Boulder City/Southeast Clark County Estimated Rental Housing Need by Community |                             |                          |         |
|---|-----------------------------|--------------------------|---------|
| Rental Housing Type   | Estimated 2016 Housing Need | General Occupancy/Family | Age 55+ |
| Market-rate   | 99                          | 55                       | 44      |
| Workforce   | 46                          | 32                       | 14      |
| Subsidized/Affordable   | 203                         | 100                      | 103     |

Combined, there is an estimated need for up to 348 rental additional units within the Boulder City/Southeast Clark County study area at present.

*For-Sale Housing*

Support for detached single-family small-lot homes, which we consider being approximately 1,400 to 1,650 square feet on one-quarter acre or smaller lots, is based upon a market’s ability to capture the component of buyers seeking this housing type.

We anticipate most demand for market-rate units will originate from employment growth, existing households increasing their income and out-of-market workers relocating to the area or gaining new employment. The affordable and subsidized demand will primarily originate from among existing Boulder City/Southeast Clark County area households. It is our opinion that the for-sale development potential could be met with redevelopment, in-fill and/or specific residential projects.

Following is a summary of the 2016 demand evaluation for new for-sale homes in the Boulder City/Southeast Clark County study area:

| Market Area                                 | Income Ranges     | Home Sales Price    | 2016 Households | Capture Rate | Estimated Annual Demand |              |
|---|-------------------|---------------------|-----------------|--------------|-------------------------|--------------|
|   |                   |                     |                 |              | Units                   | Distribution |
| Boulder City/Southeast Clark County, Nevada | \$30,000-\$39,999 | Less Than \$140,000 | 501             | 0.020        | 10                      | 20.0%        |
|   | \$40,000-\$49,999 | \$140,000-\$199,999 | 418             | 0.025        | 10                      | 20.0%        |
|   | \$50,000-\$74,999 | \$200,000-\$299,999 | 659             | 0.015        | 10                      | 20.0%        |
|   | \$75,000-\$99,999 | \$300,000-\$400,000 | 681             | 0.012        | 8                       | 16.0%        |
|   | \$100,000+        | \$400,000+          | 1,219           | 0.010        | 12                      | 24.0%        |
| <b>Total</b>                                |                   |                     |                 |              | <b>50</b>               | <b>100%</b>  |

By evaluating the current and anticipated for-sale housing market, a projection of the likelihood that a hypothetical site can capture a portion of the market support can be made. Numerous factors influence new home sales within an area. The desirability of the area as a residential location has a significant impact on a given site’s ability to attract buyers. Area perceptions, demographics, mobility patterns and the active participation of local and/or regional homebuilders also play a role in generating new home sales.

Overall, we estimate that the Boulder City/Southeast Clark County area can absorb up to 50 new owner-occupied home sales annually, including up to 20 homes within the \$140,000 to \$300,000 sales price range.

It should be noted that annual support levels are generally not cumulative. In most markets, if there is support for new single-family homes at a particular price point or concept and they are not offered in a specific area, households may leave the area seeking this housing alternative, defer their purchase decision or seek another housing alternative. We anticipate many potential buyers attracted to a for-sale product have either delayed their purchases (reflecting pent-up demand) or opted for an existing single-family home alternative offered in the market.

The development of new single-family homes should be a function of market factors and not speculative. We anticipate these homes will be available at prices ranging from \$185,400 to \$222,000 for the proposed concept homes, which range from 1,524 to 1,610 square feet and include three bedrooms and 2.0 or 2.5 bathrooms.

[Conclusions/Summary – Boulder City/Southeast Clark County Housing Area](#)

The basic capture rates for the area indicate significant demand for very-low income housing (both senior and family/general occupancy) and limited present-day depth for workforce/affordable and market-rate units. The following table details the potential demand as well as issues that will need further evaluation before developing new market-rate and/or affordable rental units within the Boulder City/Southeast Clark County area:

| Development Considerations                       | Development Alternatives  |   |                                  |  |   |  |
|--|---|---|----------------------------------|--|---|--|
|  | Subsidized/Affordable   |   | Workforce/                       |  | Market-Rate   | For-Sale   |
|  | < Age 55  | Age 62+   | < Age 55                         | Age 55+  |   |  |
| Targeted Income Range                            | < \$34,000  | < \$25,000  | \$23,250-\$40,800                | \$20,340-\$30,240  | > \$32,000  | \$40,000-\$75,000  |
| Income-Eligible Renters                          | 677   | 214   | 219                              | 56   | 1,203   | 1,077*   |
| Potential Homeowner Conversion                   | No  | No  | No                               | No   | Yes   | No   |
| Existing Competition                             | - 0   | - 59  | - 0                              | - 0  | - 141   | - 0  |
| <b>Supported Units</b>                           | <b>100</b>  | <b>103</b>  | <b>32</b>                        | <b>14</b>  | <b>99</b>   | <b>20**</b>  |
| Market Factors Influencing Development Potential | No subsidized units surveyed                                      | No vacant age-restricted subsidized units surveyed                | No LIHTC units in the study area | No age-restricted non-subsidized Tax Credit units identified in area | Much of the existing product is in need of renovations                                    | Limited new for-sale market  |
|  | Potential overlap of support for non-subsidized Tax Credit demand | Potential overlap of support for non-subsidized Tax Credit demand |                                  |  | There are 193 market-rate units in area; 141 considered quality conventional alternatives | Market offers both for-sale single-family detached, attached, but few for-sale condominiums/ townhomes |
|  |   |   |                                  |  | Existing, conventional market-rate projects are 95.8% occupied                            |  |
|  |   |   |                                  |  | Only 9 vacant units   |  |
|  |   |   |                                  |  | Several not comparable single-family rentals  |  |

\*Homeowners  
 \*\*Annual Sale Potential

Site-specific market studies will be important to determine the particular amount of support for specific projects.

Mesquite/Northeast Clark County

*Subsidized/Affordable Rental Housing*

Subsidized/affordable housing is targeted to households with very low and low incomes.

We surveyed five subsidized projects in the Mesquite/Northeast Clark County area for this evaluation. All are fully occupied.

The maximum allowable income for subsidized/affordable housing is set at 50% AMHI levels. For example, a two-person senior household maximum allowable income is \$25,200 for subsidized/affordable housing. A subsidized/affordable family/general occupancy project is expected to include one-, two- and three-bedroom units that will target up to five-person households. The maximum allowable income for a five-person household at 50% AMHI is \$34,000. The following table summarizes age- and income-appropriate renter households within the Mesquite/NE Clark County study area in 2016:

The following table summarizes age- and income-appropriate renter households within the study area in 2016:

|   | Subsidized/Affordable:<br>Age 62+<br>< 50% AMHI<br>(\$0 - \$25,200) | Subsidized/Affordable:<br>Younger Than Age 55<br>< 50% AMHI<br>(\$0-\$34,000) |
|---|---|---|
| Income-Eligible Renter Households – 2016                              | 281   | 1,067   |
| Deduct Existing Subsidized/Affordable Units                           | -68   | -63   |
| Underserved Income- and Age-Appropriate Renters                       | = 213   | = 1,002   |
| Subsidized Housing Capture Rate                                       | X 48%   | X 15%   |
| Comparable Units Currently Vacant                                     | - 0   | - 0   |
| <b>Potential Subsidized/Affordable Units Needed in the Study Area</b> | <b>= 106</b>  | <b>= 150</b>  |

The capture rates for the potential demand for subsidized/affordable housing units are based on previous market penetration research. We estimate that the capture rate for age-restricted units is 48% and 15% for general occupancy/family households. The higher subsidized/affordable housing capture rate for older adult households reflects the limited housing alternatives in the area.

Based on these demand evaluations, the Mesquite/Northeast Clark County area can support up to 105 units targeted to very low- and low-income seniors age 62 and older. In addition, the area can support up to 150 family/general occupancy subsidized/affordable units for very low-income households. Notably, the demand estimates for subsidized/affordable housing include some overlapping households that also qualify for non-subsidized Tax Credit housing.

*Workforce Rental Housing*

Non-subsidized workforce housing is targeted to households with low to moderate incomes. We surveyed only one non-subsidized LIHTC project in the Mesquite/Northeast Clark County area for this evaluation. The 48-unit general occupancy/family project is nearly 96% occupied.

The maximum allowable income for non-subsidized workforce housing is set at 60% AMHI levels. For example, a two-person senior household maximum allowable income is \$30,240 to qualify for workforce housing. A non-subsidized family/general occupancy project is expected to include one-, two- and three-bedroom units that will target up to five-person households. The maximum allowable income for a five-person household at 60% AMHI is \$40,800.

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Generally, market-rate properties require a lower rent-to-income ratio, while an acceptable rent-to-income ratio for low-income family households is typically 35% and an acceptable rent-to-income ratio for seniors is typically 40%.

For this evaluation, we have assumed that the proposed LIHTC units will have a low gross rent based on 60% AMHI levels, which for a one-bedroom is \$678. Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$8,136.

Depending on the target residents, applying a 35% or 40% rent-to-income ratio to the minimum annual household expenditure yields a minimum annual household income requirement of \$20,340 for the age-restricted project and \$23,250 for the general occupancy workforce/LIHTC project.

The following table summarizes age- and income-appropriate renter households within the Mesquite/NE Clark County study area in 2016:

|   | Non-Subsidized:<br>Age 55+<br>< 60% AMHI<br>(\$20,340 - \$30,240) | Non-Subsidized<br>Workforce:<br>Younger Than Age 55<br>< 60% AMHI<br>(\$23,250-\$40,800) |
|---|---|--|
| Income-Eligible Renter Households – 2016  | 196   | 199  |
| Deduct Existing Non-Subsidized Units  | -0  | -48  |
| Underserved Income- and Age-Appropriate Renters                                     | = 196   | = 151  |
| Non-Subsidized Housing Capture Rate   | X 25%   | X 15%  |
| Comparable Units Currently Vacant   | - 0   | - 2  |
| <b>Potential Non-Subsidized Workforce/Affordable Units Needed in the Study Area</b> | <b>= 48</b>   | <b>= 20</b>  |

Based on these demand evaluations, the Mesquite/Northeast Clark County area can support up to 24 LIHTC units targeted to low- and moderate-income seniors age 55 and older. In addition, the area can support up to 13 family/general occupancy non-subsidized workforce units for low- and moderate-income households. Notably, the demand estimates for non-subsidized workforce housing include some overlapping households that also qualify for subsidized/affordable housing.

*Market-rate Rental Housing*

There are no maximum income restrictions for market-rate units. Typically, when households reach a certain income level they are more likely to become homeowners, since their ability to qualify for a home mortgage increases. However, since we conduct this analysis using general and under age 55 renter household data only and do not consider homeowners for some basic capture rate calculations, we have conducted this particular analysis of income-qualified households without a maximum income limit.

In order to evaluate demand potential for a new market-rate apartment property, we have assumed unit rents starting at the proposed collected rent of \$690 for a one-bedroom. This is higher than the collected one-bedroom rents of \$565 to \$690 currently achieved in the market.

Assuming management will qualify households using a 27% rent-to-income ratio for the market-rate units, the general occupancy or age-restricted units yield a minimum income requirement of approximately \$31,000 based on the estimated collected rent and a typical market-rate rent-to-income ratio. We consider four of the five surveyed market-rate projects within the Mesquite study area as potentially comparable. The projects include nine vacant units.

Following is a summary of market need considering the existing base of comparable units and vacant market-rate units:

|   | Market-rate Housing<br>(\$31,000 and Higher) |
|---|--|
| Income-Eligible Renter Households – 2016                    | 1,586  |
| Deduct Existing Comparable Market-rate Units                | - 482  |
| Underserved Income- and Age-Appropriate Renters             | = 1,104                                      |
| Market-rate Housing Capture Rate                            | X 11%  |
| Comparable Units Currently Vacant                           | - 9  |
| <b>Potential Market-rate Units Needed in the Study Area</b> | <b>= 112</b>                                 |

Based on this demand evaluation, the Mesquite/Northeast Clark County area can currently support up to 112 additional market-rate units targeted to moderate- and high-income renter households.

With no market-rate units targeted to older adults and the area projecting 17.7% household growth through 2021 among older adult households, an age-restricted project represents an excellent opportunity for market-rate development. With a 7% age-restricted capture, we estimate present-day demand for up to 52 new market-rate units targeted to older adults. The balance of the present-day demand can be for general occupancy renters.

It is important to note that there is an increasing share of renters by choice in today’s market regardless of income, making a maximum income less restrictive. This market characteristic is reflected within the renter household projections. Among senior households, support from only renters is not typical and older individuals are often transitioning to a maintenance-free unit rather than pursuing homeownership. Based on our experience in other Far West area markets, we anticipate 6% to 10% of a market-rate project’s initial residents will be former homeowners, increasing area development potential by two to four units.

We recommend that market-rate units targeted to older adults should include a single-story ranch design with an attached garage. This product type is well accepted among older adult renters.

*Rental Housing Demand Summary for the Mesquite/Northeast Clark County area*

The projected 2016 housing needs for the study area are detailed as follows:

| 2016 Mesquite/Northeast Clark County Estimated Rental Housing Need by Community |                             |                          |         |
|---|-----------------------------|--------------------------|---------|
| Rental Housing Type   | Estimated 2016 Housing Need | General Occupancy/Family | Age 55+ |
| Market-rate   | 112                         | 60                       | 52      |
| Workforce/Affordable  | 68                          | 20                       | 48      |
| Subsidized  | 255                         | 150                      | 105     |

Combined, there is an estimated need for up to 435 additional rental units within the Mesquite/Northeast Clark County at present.

*For-Sale Housing*

Support for detached single-family small-lot homes, which we consider being approximately 1,400 to 1,650 square feet on one-quarter acre or smaller lots, is based upon a market’s ability to capture the component of buyers seeking this housing type.

We anticipate most demand for market-rate units will originate from employment growth, existing households increasing their income and out-of-market workers relocating to the area or gaining new employment. The affordable and subsidized demand will primarily originate from among existing Mesquite/Northeast Clark County area households. It is our opinion that the for-sale development potential could be met with redevelopment, in-fill and/or specific residential projects.

Following is a summary of the 2016 demand evaluation for new for-sale homes in the Mesquite/Northeast Clark County study area:

| Study area                              | Income Ranges     | Home Sales Price    | 2016 Households | Capture Rate | Estimated Annual Demand |              |
|---|-------------------|---------------------|-----------------|--------------|-------------------------|--------------|
|   |                   |                     |                 |              | Units                   | Distribution |
| Mesquite/Northeast Clark County, Nevada | \$30,000-\$39,999 | Less Than \$140,000 | 884             | 0.010        | 18                      | 22.5%        |
|   | \$40,000-\$49,999 | \$140,000-\$199,999 | 628             | 0.011        | 12                      | 15.0%        |
|   | \$50,000-\$74,999 | \$200,000-\$299,999 | 1,521           | 0.009        | 20                      | 25.0%        |
|   | \$75,000-\$99,999 | \$300,000-\$400,000 | 1,027           | 0.006        | 18                      | 22.5%        |
|   | \$100,000+        | \$400,000+          | 1,190           | 0.004        | 12                      | 15.0%        |
| <b>Total</b>                            |                   |                     |                 |              | <b>80</b>               | <b>100%</b>  |

By evaluating the current and anticipated for-sale housing market, a projection of the likelihood that a hypothetical site can capture a portion of the market support can be made. Numerous factors influence new home sales within an area. The desirability of the area as a residential location has a significant impact on a given site’s ability to attract buyers. Area perceptions, demographics, mobility patterns and the active participation of local and/or regional homebuilders also play a role in generating new home sales.

Overall, we estimate that the Mesquite/Northeast Clark County area can absorb up to 80 new owner-occupied home sales annually, including up to 32 homes within the \$140,000 to \$300,000 sales price range.

It should be noted that annual support levels are generally not cumulative. In most markets, if there is support for new single-family homes at a particular price point or concept and they are not offered in a specific area, households may leave the area seeking this housing alternative, defer their purchase decision or seek another housing alternative. We anticipate many potential buyers attracted to a for-sale product have either delayed their purchases (reflecting pent-up demand) or opted for an existing single-family home alternative offered in the market.



The development of new single-family homes should be a function of market factors and not speculative. We anticipate these homes will be available at prices ranging from \$185,400 to \$222,000 for the proposed concept homes, which range from 1,524 to 1,610 square feet and include three bedrooms and 2.0 or 2.5 bathrooms.

Conclusions/Summary – Mesquite/Northeast Clark County Housing Area

The basic capture rates for the area indicate significant demand for very-low income housing (both senior and family/general occupancy) and limited present-day depth for workforce and market-rate units.

The following table details the potential demand as well as issues that will need further evaluation before developing new market-rate and/or affordable rental units within the Mesquite/Northeast Clark County area:

| Development Considerations                       | Development Alternatives  |   |                             |  |  |   |
|--|---|---|-----------------------------|--|--|---|
|  | Subsidized/Affordable   |   | Workforce                   |  | Market-Rate  | For-Sale  |
|  | < Age 55  | Age 62+   | < Age 55                    | Age 55+  |  |   |
| Targeted Income Range                            | < \$34,000  | < \$25,000  | \$23,250-\$40,800           | \$20,340-\$30,240  | > \$31,000   | \$40,000-\$75,000   |
| Income-Eligible Renters                          | 1,067   | 281   | 199                         | 196  | 1,586  | 2,149*  |
| Potential Homeowner Conversion                   | No  | No  | No                          | No   | Yes  | No  |
| Existing Competition                             | - 63  | - 68  | - 48                        | - 0  | - 482  | - 111   |
| <b>Supported Units</b>                           | <b>150</b>  | <b>105</b>  | <b>20</b>                   | <b>48</b>  | <b>112</b>   | <b>32**</b>   |
| Market Factors Influencing Development Potential | No vacant subsidized age-restricted units surveyed                | No vacant age-restricted subsidized units surveyed                | Limited (2) LIHTC vacancies | No age-restricted non-subsidized Tax Credit units identified in area | Much of the existing product is in need of renovations               | Active for-sale market  |
|  | Potential overlap of support for non-subsidized Tax Credit demand | Potential overlap of support for non-subsidized Tax Credit demand |                             |  | There are 662 market-rate units in area; 482 considered high-quality | Market offers both for-sale single-family detached, attached and condominiums/townhomes |
|  |   |   |                             |  | Existing market-rate projects are over 98.5% occupied                |   |
|  |   |   |                             |  | Only 9 vacant units  |   |

\*Homeowners

\*\*Annual Sale Potential

Site-specific market studies will be important to determine the particular amount of support for specific projects.

The findings of this report are considered preliminary and could be further evaluated with a full market study, including a personal inspection of the study area, specific development sites and the area’s rental product.

### Clark County Summary

One of the points of emphasis in discussions with the Nevada Rural Housing Authority (NRHA) is that future development should not saturate a market and potentially create a situation of overbuilding. It is in the best interest of all parties involved in rural communities (local government officials, lending institutions, developers and state agencies) that local housing needs to be met without adding units to an area faster than area households can absorb those units.

Any new product will capture only a fraction of the overall potential “un-met” housing need. The ability of any specific project to draw support from within a community is determined by numerous factors, such as design type (garden vs. townhouse), unit mix and bedroom types, amenities, rents, targeted AMHI, targeted household type (senior vs. family) and location (proximity to community services), employment opportunities, visibility, access and surrounding land uses.

Other factors that will also contribute to a project’s ability to draw support include characteristics of the existing supply and any planned rental projects, as well as the economic and demographic trends and characteristics of the market.

Our demand projections assume that any new project will be well designed, offer competitive rents and features, be within a good location and will have the ability to draw from its Primary Market Area (PMA). The site-specific PMA will depend on the location, size and features of the proposed project, and will rarely coincide with the boundaries of a community or the county.

## A. Telephone Survey of Conventional Rentals

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The following section is a telephone survey of conventional rental properties in the preliminary Site PMA. These properties were identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

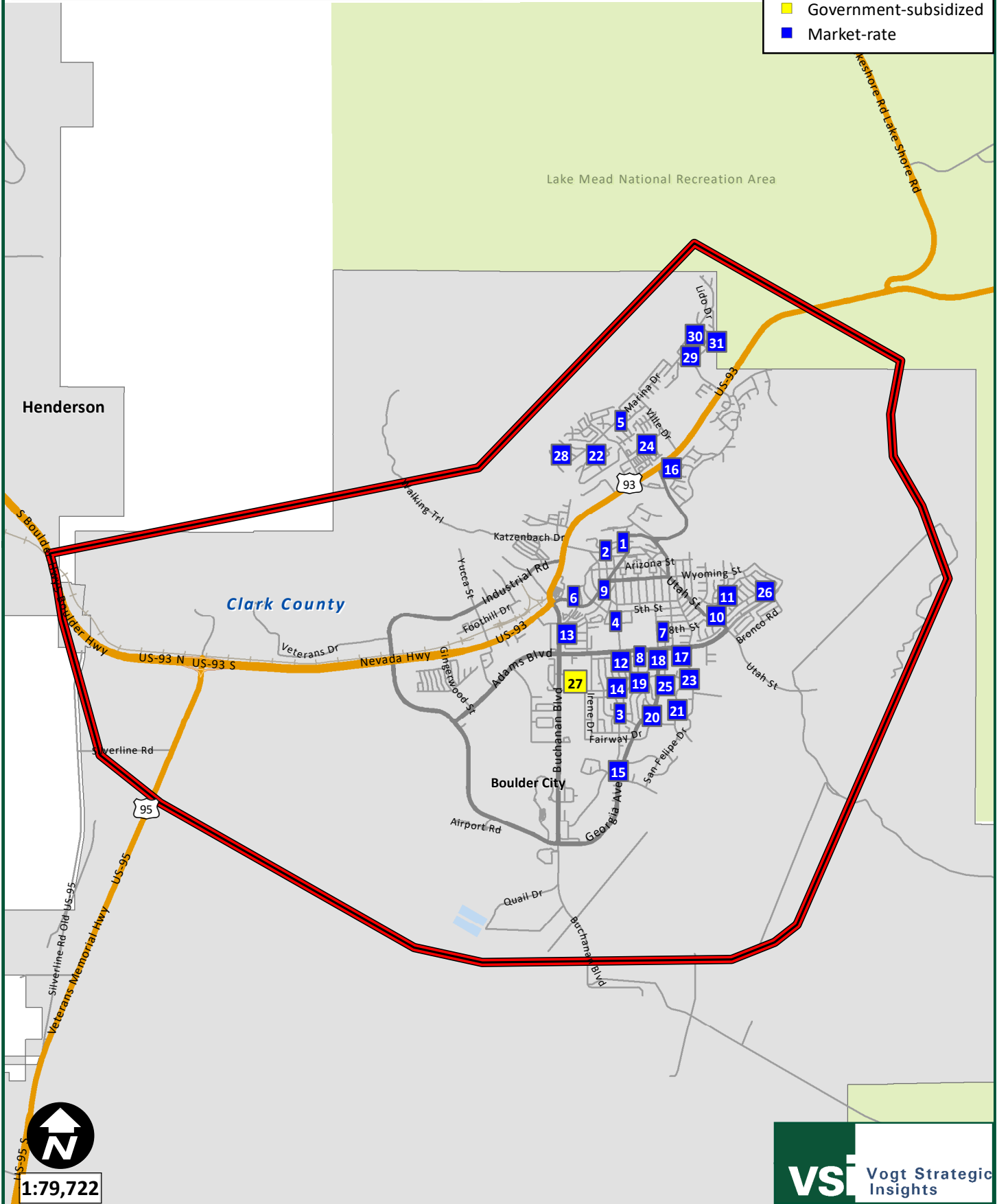
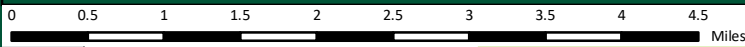
- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

# Boulder City/Southeast Clark County, NV Apartment Locations

**Legend**

-  Study Area
- Apartments**
- Type
-  Government-subsidized
-  Market-rate



**Map Identification List**

| Map ID | Project Name                      | Project Type | QR | Year Built/<br>Renovated | Total Units | Vacant | Occupancy Rate |
|--------|-----------------------------------|--------------|----|--------------------------|-------------|--------|----------------|
| 1      | 1318 Denver St.                   | MRR          | N  | 1932                     | 1           | 1      | 0.0%           |
| 2      | 1349 Denver St.                   | MRR          | N  | 1932                     | 1           | 1      | 0.0%           |
| 3      | 1521 Sandra Dr.                   | MRR          | N  | 1979                     | 1           | 0      | 100.0%         |
| 4      | Boulder Square                    | MRR          | N  | 1973                     | 1           | 1      | 0.0%           |
| 5      | Marina Cove                       | MRR          | N  | 1996                     | 1           | 1      | 0.0%           |
| 6      | 525 Fir St.                       | MRR          | N  | 1983                     | 1           | 0      | 100.0%         |
| 7      | 733 8th St.                       | MRR          | N  | 1954                     | 1           | 1      | 0.0%           |
| 8      | Boulder Hills                     | MRR          | N  | 1982                     | 1           | 1      | 0.0%           |
| 9      | 631-656 Nevada Way                | MRR          | N  | 1942                     | 26          | 0      | 100.0%         |
| 10     | 1114 Endora Way                   | MRR          | N  | 2000                     | 1           | 1      | 0.0%           |
| 11     | 644 Arroyo Way                    | MRR          | N  | 1979                     | 1           | 1      | 0.0%           |
| 12     | 1308 Capri Dr.                    | MRR          | N  | 1979                     | 1           | 1      | 0.0%           |
| 13     | Casa De Alicia West               | MRR          | N  | 1981                     | 56          | 2      | 96.4%          |
| 14     | Casa De Alicia Apts.              | MRR          | N  | 1979                     | 50          | 3      | 94.0%          |
| 15     | 1564 Georgia Ave.                 | MRR          | N  | 1986                     | 1           | 1      | 0.0%           |
| 16     | 371 Cats Eye Dr.                  | MRR          | N  | 2005                     | 1           | 1      | 0.0%           |
| 17     | 1312 Capri Dr.                    | MRR          | N  | 1983                     | 1           | 1      | 0.0%           |
| 18     | Capri Apts.                       | MRR          | N  | 2001                     | 35          | 2      | 94.3%          |
| 19     | 1314 Capri Dr.                    | MRR          | N  | 1983                     | 1           | 1      | 0.0%           |
| 20     | 701 Capri Dr.                     | MRR          | N  | 1994                     | 1           | 1      | 0.0%           |
| 21     | 700 Capri Dr.                     | MRR          | N  | 2000                     | 1           | 1      | 0.0%           |
| 22     | 631 Malaga Dr.                    | MRR          | N  | 1993                     | 1           | 1      | 0.0%           |
| 23     | Evergreen (1324 Georgia Ave.)     | MRR          | N  | 1983                     | 1           | 1      | 0.0%           |
| 24     | Spanish Steps Landing             | MRR          | N  | 2002                     | 1           | 1      | 0.0%           |
| 25     | Evergreen (1328 Georgia Ave.)     | MRR          | N  | 1985                     | 1           | 0      | 100.0%         |
| 26     | 614 Otono Dr.                     | MRR          | N  | 1986                     | 1           | 1      | 0.0%           |
| 27     | Quail Ridge Manor Senior Apts.    | GSS          | N  | 1995                     | 59          | 0      | 100.0%         |
| 28     | 594 Lake Michigan Ln.             | MRR          | N  | 1991                     | 1           | 1      | 0.0%           |
| 29     | Laketree Twnhms. (Tara Ct.)       | MRR          | N  | 1973                     | 1           | 1      | 0.0%           |
| 30     | Laketree Twnhms. (Greenbriar Pl.) | MRR          | N  | 1973                     | 1           | 0      | 100.0%         |
| 31     | Laketree Twnhms. (Laketree Ct.)   | MRR          | N  | 1973                     | 1           | 1      | 0.0%           |

| Project Type | Projects Surveyed | Total Units | Vacant | Occupancy Rate | U/C |
|--------------|-------------------|-------------|--------|----------------|-----|
| MRR          | 30                | 193         | 29     | 85.0%          | 0   |
| GSS          | 1                 | 59          | 0      | 100.0%         | 0   |

**Project Type**

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
| Senior Restricted                 | Government-subsidized                        |

QR - Quality Rating

**Distribution of Units**

| Market-Rate  |       |            |               |           |              |                   |
|--------------|-------|------------|---------------|-----------|--------------|-------------------|
| Bedrooms     | Baths | Units      | Distribution  | Vacant    | Vacancy Rate | Median Gross Rent |
| 1            | 1     | 87         | 45.1%         | 1         | 1.1%         | \$756             |
| 2            | 1     | 54         | 28.0%         | 5         | 9.3%         | \$893             |
| 2            | 1.5   | 1          | 0.5%          | 1         | 100.0%       | \$1,046           |
| 2            | 2     | 25         | 13.0%         | 8         | 32.0%        | \$877             |
| 2            | 3     | 1          | 0.5%          | 1         | 100.0%       | \$1,552           |
| 3            | 1.5   | 1          | 0.5%          | 1         | 100.0%       | \$1,399           |
| 3            | 2     | 16         | 8.3%          | 5         | 31.3%        | \$1,205           |
| 3            | 2.5   | 2          | 1.0%          | 2         | 100.0%       | \$1,400           |
| 3            | 3     | 1          | 0.5%          | 1         | 100.0%       | \$2,799           |
| 4            | 2     | 3          | 1.6%          | 2         | 66.7%        | \$1,584           |
| 4            | 3     | 1          | 0.5%          | 1         | 100.0%       | \$3,756           |
| 4            | 4     | 1          | 0.5%          | 1         | 100.0%       | \$3,126           |
| <b>TOTAL</b> |       | <b>193</b> | <b>100.0%</b> | <b>29</b> | <b>15.0%</b> |                   |

| Government-Subsidized |       |           |               |          |              |                   |
|-----------------------|-------|-----------|---------------|----------|--------------|-------------------|
| Bedrooms              | Baths | Units     | Distribution  | Vacant   | Vacancy Rate | Median Gross Rent |
| 1                     | 1     | 59        | 100.0%        | 0        | 0.0%         | N.A.              |
| <b>TOTAL</b>          |       | <b>59</b> | <b>100.0%</b> | <b>0</b> | <b>0.0%</b>  |                   |

|                    |  |            |          |           |              |  |
|--------------------|--|------------|----------|-----------|--------------|--|
| <b>Grand Total</b> |  | <b>252</b> | <b>-</b> | <b>29</b> | <b>11.5%</b> |  |
|--------------------|--|------------|----------|-----------|--------------|--|

**Survey of Properties**

| 1 1318 Denver St.  |  |
|--|--|
| No Picture on File   |  |
| 1318 Denver St.<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1932 |
| <b>Comments</b>  | <b>Single-Family Home</b>  |

| 2 1349 Denver St.  |  |
|--|--|
| No Picture on File   |  |
| 1349 Denver St.<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1932 |
| <b>Comments</b>  | <b>Single-Family Home</b>  |

| 3 1521 Sandra Dr.  |  |
|--|--|
| No Picture on File   |  |
| 1521 Sandra Dr.<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1979 |
| <b>Comments</b>  | <b>Single-Family Home</b>  |

| 4 Boulder Square  |  |
|---|--|
| No Picture on File  |  |
| 870 Ave. B, Unit 404<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1973 |
| <b>Comments</b>   | Unit within condominium community; HOA fee is landlord paid  |

**Project Type**

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |

| 5 Marina Cove  |  |
|--|--|
| No Picture on File   |  |
| 497 Marina Cove, Unit 2<br>Boulder City, NV 89005<br><b>Phone</b> (702) 294-1115<br><b>Contact</b> April(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1996 |
| <b>Comments</b><br>Unit within condominium community; HOA fee is landlord paid   |  |

| 6 525 Fir St.  |  |
|--|--|
| No Picture on File   |  |
| 525 Fir St., Unit 1<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1983 |
| <b>Comments</b><br>Unit within condominium community; HOA fee is landlord paid   |  |

| 7 733 8th St.  |  |
|--|--|
| No Picture on File   |  |
| 733 8th St.<br>Boulder City, NV 89005<br><b>Phone</b> (702) 294-2828<br><b>Contact</b> Cokie(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1954 |
| <b>Comments</b>  | <b>Single-Family Home</b>  |

| 8 Boulder Hills  |  |
|--|--|
| No Picture on File   |  |
| 1303 Darlene Way, Unit 406A<br>Boulder City, NV 89005<br><b>Phone</b> (702) 293-2440<br><b>Contact</b> Elizabeth(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 1<br><b>Vacancies</b> 1<br><b>Occupancy</b> 0.0%<br><b>Floors</b> 3<br><b>Quality</b> N<br><b>Year Built</b> 1982 |
| <b>Comments</b><br>Unit within condominium community; HOA fee is landlord paid   |  |

Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |



**9 631-656 Nevada Way**

No Picture on File

|                              |                    |        |
|------------------------------|--------------------|--------|
| 631-656 Nevada Way           | <b>Total Units</b> | 26     |
| Boulder City, NV 89005       | <b>Vacancies</b>   | 0      |
| <b>Phone</b> (844) 244-8482  | <b>Occupancy</b>   | 100.0% |
| <b>Contact</b> Joe(by phone) | <b>Floors</b>      | 2      |
| <b>Waitlist</b> None         | <b>Quality</b>     | N      |
|                              | <b>Year Built</b>  | 1942   |

**Comments**  
Units renovated as needed

**10 1114 Endora Way**

No Picture on File

|                                     |                    |      |
|-------------------------------------|--------------------|------|
| 1114 Endora Way                     | <b>Total Units</b> | 1    |
| Boulder City, NV 89005              | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000         | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anna Marie(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None                | <b>Quality</b>     | N    |
|                                     | <b>Year Built</b>  | 2000 |

**Comments** Single-Family Home

**11 644 Arrayo Way**

No Picture on File

|                               |                    |      |
|-------------------------------|--------------------|------|
| 644 Arrayo Way                | <b>Total Units</b> | 1    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 853-2444   | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Todd(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None          | <b>Quality</b>     | N    |
|                               | <b>Year Built</b>  | 1979 |

**Comments** Single-Family Home

**12 1308 Capri Dr.**

No Picture on File

|                               |                    |      |
|-------------------------------|--------------------|------|
| 1308 Capri Dr., Unit B        | <b>Total Units</b> | 1    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000   | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Bret(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None          | <b>Quality</b>     | N    |
|                               | <b>Year Built</b>  | 1979 |

**Comments**  
Unit within condominium community

Project Type

|   |  |
|---|--|
| <span style="color: blue;">■</span> Market-rate                       | <span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized |
| <span style="color: cyan;">■</span> Market-rate/Tax Credit            | <span style="color: red;">■</span> Tax Credit                                      |
| <span style="color: pink;">■</span> Market-rate/Government-subsidized | <span style="color: orange;">■</span> Tax Credit/Government-subsidized             |
|   | <span style="color: yellow;">■</span> Government-subsidized                        |

**13 Casa De Alicia West**

No Picture on File

|                               |                    |       |
|-------------------------------|--------------------|-------|
| 874-891 Del Sol Dr.           | <b>Total Units</b> | 56    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 2     |
| <b>Phone</b> (855) 896-4932   | <b>Occupancy</b>   | 96.4% |
| <b>Contact</b> Lynn(by phone) | <b>Floors</b>      | 2     |
| <b>Waitlist</b> None          | <b>Quality</b>     | N     |
|                               | <b>Year Built</b>  | 1981  |

**Comments**  
Flat fee for water, sewer & trash included in reported rents: 1-br/\$20 & 2-br/\$30; Unit mix estimated; 2-br units have pantry; Units renovated as needed

**14 Casa De Alicia Apts.**

No Picture on File

|                               |                    |       |
|-------------------------------|--------------------|-------|
| 1307 Darlene Way              | <b>Total Units</b> | 50    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 3     |
| <b>Phone</b> (702) 293-1615   | <b>Occupancy</b>   | 94.0% |
| <b>Contact</b> Lynn(by phone) | <b>Floors</b>      | 2     |
| <b>Waitlist</b> None          | <b>Quality</b>     | N     |
|                               | <b>Year Built</b>  | 1979  |

**Comments**  
Flat fee for water, sewer & trash included in reported rents: 1-br/\$20, 2-br/\$30 & 3-br/\$40; Unit mix estimated; Select 3-br units have washer/dryer & hookups; Units renovated as needed

**15 1564 Georgia Ave.**

No Picture on File

|                                    |                    |      |
|------------------------------------|--------------------|------|
| 1564 Georgia Ave.                  | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 1986 |

**Comments** **Single-Family Home**

**16 371 Cats Eye Dr.**

No Picture on File

|                               |                    |      |
|-------------------------------|--------------------|------|
| 371 Cats Eye Dr.              | <b>Total Units</b> | 1    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000   | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Bret(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None          | <b>Quality</b>     | N    |
|                               | <b>Year Built</b>  | 2005 |

**Comments** **Single-Family Home**  
Tenant-paid \$30 HOA fee included in reported rent

Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |

**17 1312 Capri Dr.**

No Picture on File

|                                     |                    |      |
|-------------------------------------|--------------------|------|
| 1312 Capri Dr., Unit A              | <b>Total Units</b> | 1    |
| Boulder City, NV 89005              | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000         | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anna Marie(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None                | <b>Quality</b>     | N    |
|                                     | <b>Year Built</b>  | 1983 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**18 Capri Apts.**

No Picture on File

|                               |                    |       |
|-------------------------------|--------------------|-------|
| 600 Christina Dr.             | <b>Total Units</b> | 35    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 2     |
| <b>Phone</b> (702) 293-7775   | <b>Occupancy</b>   | 94.3% |
| <b>Contact</b> Kent(by phone) | <b>Floors</b>      | 2     |
| <b>Waitlist</b> None          | <b>Quality</b>     | N     |
|                               | <b>Year Built</b>  | 2001  |

**Comments**  
Unit mix estimated

**19 1314 Capri Dr.**

No Picture on File

|                                    |                    |      |
|------------------------------------|--------------------|------|
| 1314 Capri Dr., Unit C             | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 1983 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**20 701 Capri Dr.**

No Picture on File


|                                    |                    |      |
|------------------------------------|--------------------|------|
| 701 Capri Dr., Unit 7B             | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 3    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 1994 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |

**21** **700 Capri Dr.**




No Picture on File

|                                |                    |      |
|--------------------------------|--------------------|------|
| 700 Capri Dr., Unit 21C        | <b>Total Units</b> | 1    |
| Boulder City, NV 89005         | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-6014    | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anita(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None           | <b>Quality</b>     | N    |
|                                | <b>Year Built</b>  | 2000 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**22** **631 Malaga Dr.**



No Picture on File

|                                     |                    |      |
|-------------------------------------|--------------------|------|
| 631 Malaga Dr.                      | <b>Total Units</b> | 1    |
| Boulder City, NV 89005              | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000         | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anna Marie(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None                | <b>Quality</b>     | N    |
|                                     | <b>Year Built</b>  | 1993 |

**Comments** Single-Family Home

**23** **Evergreen (1324 Georgia Ave.)**




No Picture on File

|                               |                    |      |
|-------------------------------|--------------------|------|
| 1324 Georgia Ave.             | <b>Total Units</b> | 1    |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000   | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Bret(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None          | <b>Quality</b>     | N    |
|                               | <b>Year Built</b>  | 1983 |

**Comments**  
Unit in condominium community; HOA fee is landlord paid

**24** **Spanish Steps Landing**



No Picture on File

|                                    |                    |      |
|------------------------------------|--------------------|------|
| 224 Big Horn Dr., Unit 2           | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 2002 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

Project Type

|   |  |
|---|--|
| <span style="color: blue;">■</span> Market-rate                       | <span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized |
| <span style="color: cyan;">■</span> Market-rate/Tax Credit            | <span style="color: red;">■</span> Tax Credit                                      |
| <span style="color: pink;">■</span> Market-rate/Government-subsidized | <span style="color: orange;">■</span> Tax Credit/Government-subsidized             |
|   | <span style="color: yellow;">■</span> Government-subsidized                        |

**25 Evergreen (1328 Georgia Ave.)**

No Picture on File

|                                    |                    |        |
|------------------------------------|--------------------|--------|
| 1328 Georgia Ave., Unit C          | <b>Total Units</b> | 1      |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 0      |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 100.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 2      |
| <b>Waitlist</b> None               | <b>Quality</b>     | N      |
|                                    | <b>Year Built</b>  | 1985   |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**26 614 Otono Dr.**

No Picture on File

|                                     |                    |      |
|-------------------------------------|--------------------|------|
| 614 Otono Dr.                       | <b>Total Units</b> | 1    |
| Boulder City, NV 89005              | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000         | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anna Marie(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None                | <b>Quality</b>     | N    |
|                                     | <b>Year Built</b>  | 1986 |

**Comments** Single-Family Home

**27 Quail Ridge Manor Senior Apts.**

No Picture on File

|                               |                    |        |
|-------------------------------|--------------------|--------|
| 1499 Medical Park Dr.         | <b>Total Units</b> | 59     |
| Boulder City, NV 89005        | <b>Vacancies</b>   | 0      |
| <b>Phone</b> (702) 294-0135   | <b>Occupancy</b>   | 100.0% |
| <b>Contact</b> Cora(by phone) | <b>Floors</b>      | 1      |
| <b>Waitlist</b> 12-18 months  | <b>Quality</b>     | N      |
|                               | <b>Year Built</b>  | 1995   |

**Comments** Senior Restricted (62+)  
HUD Section 202

**28 594 Lake Michigan Ln.**

No Picture on File


|                                    |                    |      |
|------------------------------------|--------------------|------|
| 594 Lake Michigan Ln.              | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 1991 |

**Comments** Single-Family Home

Project Type

|   |  |
|---|--|
| <span style="color: blue;">■</span> Market-rate                       | <span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized |
| <span style="color: cyan;">■</span> Market-rate/Tax Credit            | <span style="color: red;">■</span> Tax Credit                                      |
| <span style="color: pink;">■</span> Market-rate/Government-subsidized | <span style="color: orange;">■</span> Tax Credit/Government-subsidized             |
|   | <span style="color: yellow;">■</span> Government-subsidized                        |

**29 Laketree Twnhms. (Tara Ct.)**




No Picture on File

|                                    |                    |      |
|------------------------------------|--------------------|------|
| 509 Tara Ct.                       | <b>Total Units</b> | 1    |
| Boulder City, NV 89005             | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-2440        | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Elizabeth(by phone) | <b>Floors</b>      | 1    |
| <b>Waitlist</b> None               | <b>Quality</b>     | N    |
|                                    | <b>Year Built</b>  | 1973 |

**Comments**  
Unit within condominium community; Tenant-paid \$185 HOA fee included in reported rent

**30 Laketree Twnhms. (Greenbriar Pl.)**




No Picture on File

|                                |                    |        |
|--------------------------------|--------------------|--------|
| 528 Greenbriar Pl.             | <b>Total Units</b> | 1      |
| Boulder City, NV 89005         | <b>Vacancies</b>   | 0      |
| <b>Phone</b> (702) 294-2828    | <b>Occupancy</b>   | 100.0% |
| <b>Contact</b> Cokie(by phone) | <b>Floors</b>      | 2      |
| <b>Waitlist</b> None           | <b>Quality</b>     | N      |
|                                | <b>Year Built</b>  | 1973   |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**31 Laketree Twnhms. (Laketree Ct.)**



No Picture on File

|                                     |                    |      |
|-------------------------------------|--------------------|------|
| 524 Laketree Ct.                    | <b>Total Units</b> | 1    |
| Boulder City, NV 89005              | <b>Vacancies</b>   | 1    |
| <b>Phone</b> (702) 293-0000         | <b>Occupancy</b>   | 0.0% |
| <b>Contact</b> Anna Marie(by phone) | <b>Floors</b>      | 2    |
| <b>Waitlist</b> None                | <b>Quality</b>     | N    |
|                                     | <b>Year Built</b>  | 1973 |

**Comments**  
Unit within condominium community; HOA fee is landlord paid

**Project Type**

|   |  |
|---|--|
| <span style="color: blue;">■</span> Market-rate                       | <span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized |
| <span style="color: cyan;">■</span> Market-rate/Tax Credit            | <span style="color: red;">■</span> Tax Credit                                      |
| <span style="color: pink;">■</span> Market-rate/Government-subsidized | <span style="color: orange;">■</span> Tax Credit/Government-subsidized             |
|   | <span style="color: yellow;">■</span> Government-subsidized                        |

**Collected Rents**

| Map ID | Garden Units |               |               |                 |       | Townhouse Units |         |         |         |
|--------|--------------|---------------|---------------|-----------------|-------|-----------------|---------|---------|---------|
|        | Studio       | 1-Br          | 2-Br          | 3-Br            | 4 Br+ | 1-Br            | 2-Br    | 3-Br    | 4 Br+   |
| 1      |              |               |               |                 |       |                 | \$1,200 |         |         |
| 2      |              |               |               |                 |       |                 |         | \$1,400 |         |
| 3      |              |               |               |                 |       |                 |         |         | \$1,750 |
| 4      |              |               | \$775         |                 |       |                 |         |         |         |
| 5      |              |               |               |                 |       |                 | \$1,450 |         |         |
| 6      |              | \$560         |               |                 |       |                 |         |         |         |
| 7      |              |               |               |                 |       |                 |         |         | \$1,350 |
| 8      |              | \$600         |               |                 |       |                 |         |         |         |
| 9      |              | \$500 - \$625 |               |                 |       |                 |         |         |         |
| 10     |              |               |               |                 |       |                 |         | \$1,475 |         |
| 11     |              |               |               |                 |       |                 |         |         | \$1,600 |
| 12     |              |               |               |                 |       |                 | \$875   |         |         |
| 13     |              | \$680 - \$700 | \$780 - \$800 |                 |       |                 |         |         |         |
| 14     |              | \$645 - \$670 | \$730 - \$750 | \$975 - \$1,065 |       |                 |         |         |         |
| 15     |              |               |               |                 |       |                 |         |         | \$2,900 |
| 16     |              |               |               |                 |       |                 |         |         | \$3,530 |
| 17     |              |               | \$725         |                 |       |                 |         |         |         |
| 18     |              | \$675         | \$775         |                 |       |                 |         |         |         |
| 19     |              |               | \$750         |                 |       |                 |         |         |         |
| 20     |              |               | \$850         |                 |       |                 |         |         |         |
| 21     |              |               | \$875         |                 |       |                 |         |         |         |
| 22     |              |               |               |                 |       |                 |         | \$2,595 |         |
| 23     |              |               | \$725         |                 |       |                 |         |         |         |
| 24     |              |               |               |                 |       |                 |         | \$1,700 |         |
| 25     |              |               | \$700         |                 |       |                 |         |         |         |
| 26     |              |               |               |                 |       |                 |         | \$1,395 |         |
| 28     |              |               |               |                 |       |                 |         | \$1,200 |         |
| 29     |              |               |               | \$1,185         |       |                 |         |         |         |
| 30     |              |               |               |                 |       |                 |         | \$1,200 |         |
| 31     |              |               |               |                 |       |                 | \$1,195 |         |         |

**Project Type**

|                                     |  |
|-------------------------------------|--|
| ■ Market-rate                       | ■ Market-rate/Tax Credit/Government-subsidized |
| ■ Market-rate/Tax Credit            | ■ Tax Credit                                   |
| ■ Market-rate/Government-subsidized | ■ Tax Credit/Government-subsidized             |
| ◆ Senior Restricted                 | ■ Government-subsidized                        |

## Price Per Square Foot

| One-Bedroom Units   |                                   |       |           |                   |                  |
|---------------------|-----------------------------------|-------|-----------|-------------------|------------------|
| Map ID              | Project Name                      | Baths | Unit Size | Gross Rent        | \$ / Square Foot |
| 6                   | 525 Fir St.                       | 1     | 600       | \$711             | \$1.19           |
| 8                   | Boulder Hills                     | 1     | 962       | \$736             | \$0.77           |
| 9                   | 631-656 Nevada Way                | 1     | 650       | \$651 - \$776     | \$1.00 - \$1.19  |
| 13                  | Casa De Alicia West               | 1     | 617 - 671 | \$766 - \$786     | \$1.17 - \$1.24  |
| 14                  | Casa De Alicia Apts.              | 1     | 617       | \$731 - \$756     | \$1.18 - \$1.23  |
| 18                  | Capri Apts.                       | 1     | 700       | \$755             | \$1.08           |
| Two-Bedroom Units   |                                   |       |           |                   |                  |
| Map ID              | Project Name                      | Baths | Unit Size | Gross Rent        | \$ / Square Foot |
| 1                   | 1318 Denver St.                   | 1     | 1,320     | \$1,382           | \$1.05           |
| 4                   | Boulder Square                    | 1     | 878       | \$957             | \$1.09           |
| 5                   | Marina Cove                       | 3     | 2,201     | \$1,552           | \$0.71           |
| 12                  | 1308 Capri Dr.                    | 1.5   | 1,196     | \$1,046           | \$0.87           |
| 13                  | Casa De Alicia West               | 1     | 750       | \$893 - \$913     | \$1.19 - \$1.22  |
| 14                  | Casa De Alicia Apts.              | 1     | 750       | \$843 - \$863     | \$1.12 - \$1.15  |
| 17                  | 1312 Capri Dr.                    | 2     | 843       | \$907             | \$1.08           |
| 18                  | Capri Apts.                       | 2     | 875       | \$877             | \$1.00           |
| 19                  | 1314 Capri Dr.                    | 2     | 843       | \$932             | \$1.11           |
| 20                  | 701 Capri Dr.                     | 2     | 1,044     | \$1,026           | \$0.98           |
| 21                  | 700 Capri Dr.                     | 2     | 1,044     | \$1,046           | \$1.00           |
| 23                  | Evergreen (1324 Georgia Ave.)     | 2     | 843       | \$907             | \$1.08           |
| 25                  | Evergreen (1328 Georgia Ave.)     | 2     | 843       | \$882             | \$1.05           |
| 31                  | Laketree Twnhms. (Laketree Ct.)   | 2     | 1,049     | \$1,363           | \$1.30           |
| Three-Bedroom Units |                                   |       |           |                   |                  |
| Map ID              | Project Name                      | Baths | Unit Size | Gross Rent        | \$ / Square Foot |
| 2                   | 1349 Denver St.                   | 2     | 1,202     | \$1,601           | \$1.33           |
| 10                  | 1114 Endora Way                   | 2     | 1,723     | \$1,679           | \$0.97           |
| 14                  | Casa De Alicia Apts.              | 2     | 994       | \$1,115 - \$1,205 | \$1.12 - \$1.21  |
| 22                  | 631 Malaga Dr.                    | 3     | 2,761     | \$2,799           | \$1.01           |
| 24                  | Spanish Steps Landing             | 2.5   | 1,814     | \$1,899           | \$1.05           |
| 26                  | 614 Otono Dr.                     | 2     | 1,500     | \$1,594           | \$1.06           |
| 28                  | 594 Lake Michigan Ln.             | 1.5   | 1,378     | \$1,399           | \$1.02           |
| 29                  | Laketree Twnhms. (Tara Ct.)       | 2.5   | 1,163     | \$1,400           | \$1.20           |
| 30                  | Laketree Twnhms. (Greenbriar Pl.) | 2     | 1,172     | \$1,401           | \$1.20           |
| Four Bedroom Units  |                                   |       |           |                   |                  |
| Map ID              | Project Name                      | Baths | Unit Size | Gross Rent        | \$ / Square Foot |
| 3                   | 1521 Sandra Dr.                   | 2     | 1,861     | \$1,976           | \$1.06           |

## Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
| Senior Restricted                 | Government-subsidized                        |



| Four Bedroom Units |                   |       |           |            |                  |
|--------------------|-------------------|-------|-----------|------------|------------------|
| Map ID             | Project Name      | Baths | Unit Size | Gross Rent | \$ / Square Foot |
| 7                  | 733 8th St.       | 2     | 1,338     | \$1,584    | \$1.18           |
| 11                 | 644 Arroyo Way    | 2     | 1,627     | \$1,826    | \$1.12           |
| 15                 | 1564 Georgia Ave. | 4     | 3,010     | \$3,126    | \$1.04           |
| 16                 | 371 Cats Eye Dr.  | 3     | 4,231     | \$3,756    | \$0.89           |

Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
| Senior Restricted                 | Government-subsidized                        |

**Average Gross Rent Per Square Foot**

| Market-Rate |        |        |          |
|-------------|--------|--------|----------|
| Unit Type   | One-Br | Two-Br | Three-Br |
| Garden      | \$1.14 | \$1.12 | \$1.17   |
| Townhouse   | \$0.00 | \$0.98 | \$1.09   |

**Quality Rating**

| Market-Rate Projects and Units |          |             |              |             |        |        |          |         |
|--------------------------------|----------|-------------|--------------|-------------|--------|--------|----------|---------|
| Quality Rating                 | Projects | Total Units | Vacancy Rate | Median Rent |        |        |          |         |
|                                |          |             |              | Studios     | One-Br | Two-Br | Three-Br | Four-Br |
| N.A.                           | 30       | 193         | 15.0%        |             | \$756  | \$877  | \$1,205  | \$1,976 |

| Market-Rate Units by Bedroom, Type and Quality Rating |                    |        |        |          |         |                |        |          |         |
|---|--------------------|--------|--------|----------|---------|----------------|--------|----------|---------|
| Quality Rating  | Garden Style Units |        |        |          |         | Townhome Units |        |          |         |
|   | Studios            | One-Br | Two-Br | Three-Br | Four-Br | One-Br         | Two-Br | Three-Br | Four-Br |
| N.A.  |                    | 87     | 77     | 13       |         |                | 4      | 7        | 5       |

**Year Built**

| Market-rate and Non-Subsidized Tax Credit |           |            |           |              |             |                |
|---|-----------|------------|-----------|--------------|-------------|----------------|
| Year Range                                | Projects  | Units      | Vacant    | Vacancy Rate | Total Units | Distribution   |
| Before 1970                               | 4         | 29         | 3         | 10.3%        | 29          | 15.0%          |
| 1970 to 1979                              | 8         | 57         | 8         | 14.0%        | 86          | 29.5%          |
| 1980 to 1989                              | 9         | 64         | 8         | 12.5%        | 150         | 33.2%          |
| 1990 to 1999                              | 4         | 4          | 4         | 100.0%       | 154         | 2.1%           |
| 2000 to 2004                              | 4         | 38         | 5         | 13.2%        | 192         | 19.7%          |
| 2005 to 2009                              | 1         | 1          | 1         | 100.0%       | 193         | 0.5%           |
| 2010                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2011                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2012                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2013                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2014                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2015                                      | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| 2016*                                     | 0         | 0          | 0         | 0.0%         | 193         | 0.0%           |
| <b>Total</b>                              | <b>30</b> | <b>193</b> | <b>29</b> | <b>15.0%</b> | <b>193</b>  | <b>100.0 %</b> |

\* As of October 2016

## Appliances and Unit Amenities

| Appliances           |          |         |        |
|----------------------|----------|---------|--------|
| Appliance            | Projects | Percent | Units* |
| Range                | 30       | 100.0%  | 193    |
| Refrigerator         | 30       | 100.0%  | 193    |
| Icemaker             | 4        | 13.3%   | 4      |
| Dishwasher           | 25       | 83.3%   | 163    |
| Disposal             | 26       | 86.7%   | 109    |
| Microwave            | 14       | 46.7%   | 14     |
| Pantry               | 5        | 16.7%   | 94     |
| Unit Amenities       |          |         |        |
| Amenity              | Projects | Percent | Units* |
| AC - Central         | 29       | 96.7%   | 167    |
| AC - Window          | 1        | 3.3%    | 26     |
| Floor Covering       | 30       | 100.0%  | 193    |
| Washer/Dryer         | 14       | 46.7%   | 63     |
| Washer/Dryer Hook-Up | 23       | 76.7%   | 106    |
| Patio/Deck/Balcony   | 20       | 66.7%   | 183    |
| Ceiling Fan          | 21       | 70.0%   | 159    |
| Fireplace            | 18       | 60.0%   | 18     |
| Basement             | 2        | 6.7%    | 2      |
| Security             | 2        | 6.7%    | 2      |
| Window Treatments    | 29       | 96.7%   | 167    |
| Furnished Units      | 2        | 6.7%    | 2      |
| Storage              | 0        | 0.0%    |        |
| Walk-In Closets      | 8        | 26.7%   | 57     |

\* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

**Project Amenities**

| Project Amenities        |          |         |       |
|--------------------------|----------|---------|-------|
| Amenity                  | Projects | Percent | Units |
| Pool                     | 13       | 43.3%   | 151   |
| On-Site Mangement        | 1        | 3.3%    | 50    |
| Laundry                  | 8        | 26.7%   | 137   |
| Club House               | 1        | 3.3%    | 1     |
| Community Space          | 1        | 3.3%    | 1     |
| Fitness Center           | 1        | 3.3%    | 1     |
| Hot Tub/Sauna            | 2        | 6.7%    | 2     |
| Playground               | 2        | 6.7%    | 106   |
| Computer/Business Center | 0        | 0.0%    |       |
| Sports Court(s)          | 0        | 0.0%    |       |
| Storage                  | 0        | 0.0%    |       |
| Water Features           | 1        | 3.3%    | 1     |
| Elevator                 | 0        | 0.0%    |       |
| Security                 | 2        | 6.7%    | 2     |
| Car Wash Area            | 0        | 0.0%    |       |
| Outdoor Areas            | 3        | 10.0%   | 107   |
| Services                 | 0        | 0.0%    |       |
| Community Features       | 0        | 0.0%    |       |
| Library/DVD Library      | 0        | 0.0%    |       |
| Movie Theater            | 0        | 0.0%    |       |

**Utility Distribution**

| Utility (Responsibility) | Number of Projects | Number of Units | Distribution of Units |
|--------------------------|--------------------|-----------------|-----------------------|
| <b>Heat</b>              |                    |                 |                       |
| Tenant                   |                    |                 |                       |
| Electric                 | 16                 | 203             | 80.6%                 |
| Gas                      | 15                 | 49              | 19.4%                 |
|                          |                    |                 | 100.0%                |
| <b>Cooking Fuel</b>      |                    |                 |                       |
| Tenant                   |                    |                 |                       |
| Electric                 | 20                 | 207             | 82.1%                 |
| Gas                      | 11                 | 45              | 17.9%                 |
|                          |                    |                 | 100.0%                |
| <b>Hot Water</b>         |                    |                 |                       |
| Tenant                   |                    |                 |                       |
| Electric                 | 16                 | 203             | 80.6%                 |
| Gas                      | 15                 | 49              | 19.4%                 |
|                          |                    |                 | 100.0%                |
| <b>Electric</b>          |                    |                 |                       |
| Tenant                   | 31                 | 252             | 100.0%                |
|                          |                    |                 | 100.0%                |
| <b>Water</b>             |                    |                 |                       |
| Landlord                 | 5                  | 201             | 79.8%                 |
| Tenant                   | 26                 | 51              | 20.2%                 |
|                          |                    |                 | 100.0%                |
| <b>Sewer</b>             |                    |                 |                       |
| Landlord                 | 5                  | 201             | 79.8%                 |
| Tenant                   | 26                 | 51              | 20.2%                 |
|                          |                    |                 | 100.0%                |
| <b>Trash Pick Up</b>     |                    |                 |                       |
| Landlord                 | 10                 | 206             | 81.7%                 |
| Tenant                   | 21                 | 46              | 18.3%                 |
|                          |                    |                 | 100.0%                |

**Utility Allowance**

| Br | Unit Type | Heating |          |       |       | Hot Water |          | Cooking |          | Electric | Water | Sewer | Trash | Cable |
|----|-----------|---------|----------|-------|-------|-----------|----------|---------|----------|----------|-------|-------|-------|-------|
|    |           | Gas     | Electric | Steam | Other | Gas       | Electric | Gas     | Electric |          |       |       |       |       |
| 0  | Garden    | \$17    | \$11     |       | \$4   | \$8       | \$13     | \$3     | \$7      | \$43     | \$31  | \$19  | \$14  | \$20  |
| 1  | Garden    | \$19    | \$13     |       | \$5   | \$9       | \$16     | \$3     | \$8      | \$49     | \$31  | \$20  | \$14  | \$20  |
| 1  | Townhouse | \$19    | \$13     |       | \$5   | \$9       | \$16     | \$3     | \$8      | \$49     | \$31  | \$20  | \$14  | \$20  |
| 2  | Garden    | \$21    | \$17     |       | \$7   | \$13      | \$23     | \$4     | \$9      | \$64     | \$34  | \$21  | \$14  | \$20  |
| 2  | Townhouse | \$21    | \$17     |       | \$7   | \$13      | \$23     | \$4     | \$9      | \$64     | \$34  | \$21  | \$14  | \$20  |
| 3  | Garden    | \$22    | \$20     |       | \$8   | \$16      | \$29     | \$6     | \$11     | \$80     | \$38  | \$23  | \$14  | \$20  |
| 3  | Townhouse | \$22    | \$20     |       | \$8   | \$16      | \$29     | \$6     | \$11     | \$80     | \$38  | \$23  | \$14  | \$20  |
| 4  | Garden    | \$23    | \$24     |       | \$9   | \$18      | \$33     | \$7     | \$13     | \$97     | \$42  | \$25  | \$14  | \$20  |
| 4  | Townhouse | \$23    | \$24     |       | \$9   | \$18      | \$33     | \$7     | \$13     | \$97     | \$42  | \$25  | \$14  | \$20  |

NV-Clark County (2/2016)



## B. Telephone Survey of Conventional Rentals

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The following section is a telephone survey of conventional rental properties in the preliminary Site PMA. These properties were identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

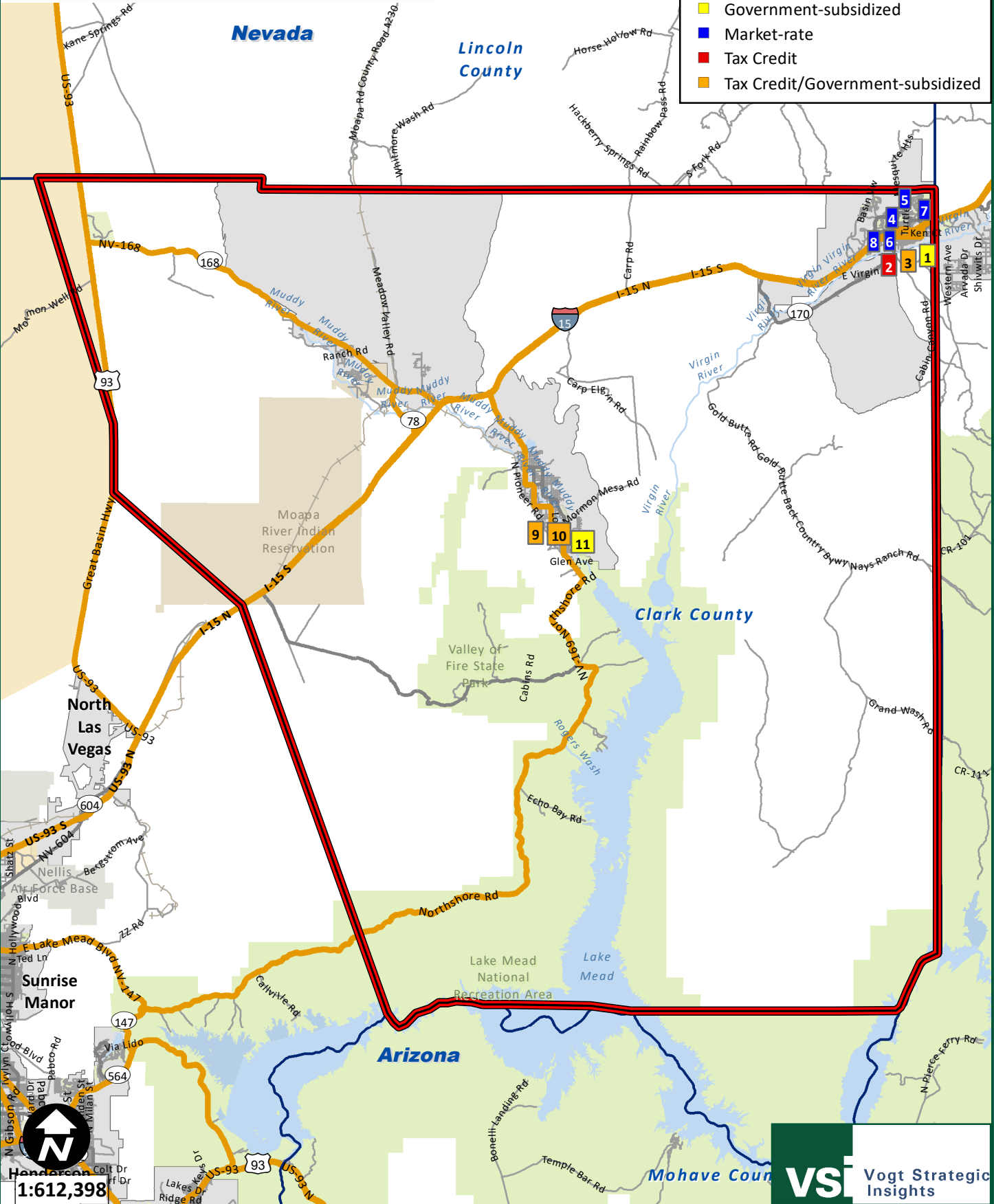
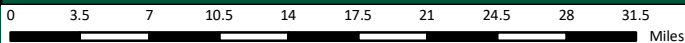
- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

# Mesquite/Northeast Clark County, NV Apartment Locations

## Legend

- Study Area Study Area
- Government-subsidized
- Market-rate
- Tax Credit
- Tax Credit/Government-subsidized



1:612,398

**VSI** Vogt Strategic Insights

**Map Identification List**

| Map ID | Project Name            | Project Type | QR | Year Built/Renovated | Total Units | Vacant | Occupancy Rate |
|--------|-------------------------|--------------|----|----------------------|-------------|--------|----------------|
| 1      | MillStream Apts.        | GSS          | N  | 1985 / 2005          | 39          | 0      | 100.0%         |
| 2      | Rivers Bend             | TAX          | N  | 2006                 | 48          | 2      | 95.8%          |
| 3      | Sun River Apts.         | TGS          | N  | 1998 / 2013          | 24          | 0      | 100.0%         |
| 4      | Desert Shade Apts.      | MRR          | N  | 1989 / 2012          | 136         | 0      | 100.0%         |
| 5      | Mesquite Bluffs         | MRR          | N  | 1997 / 2016          | 176         | 5      | 97.2%          |
| 6      | Desert Winds Twnhms.    | MRR          | N  | 2006                 | 44          | 0      | 100.0%         |
| 7      | Siegel Suites Mesquite  | MRR          | N  | 1996                 | 126         | 4      | 96.8%          |
| 8      | Summerwind Apts.        | MRR          | N  | 1993 / 2016          | 180         | 0      | 100.0%         |
| 9      | Shadowcreek I Apts.     | TGS          | N  | 1996                 | 24          | 0      | 100.0%         |
| 10     | Shadowcreek II Apts.    | TGS          | N  | 2000                 | 24          | 0      | 100.0%         |
| 11     | Carefree Living Overton | GSS          | N  | 1992                 | 20          | 0      | 100.0%         |

| Project Type | Projects Surveyed | Total Units | Vacant | Occupancy Rate | U/C |
|--------------|-------------------|-------------|--------|----------------|-----|
| MRR          | 5                 | 662         | 9      | 98.6%          | 0   |
| TAX          | 1                 | 48          | 2      | 95.8%          | 0   |
| TGS          | 3                 | 72          | 0      | 100.0%         | 0   |
| GSS          | 2                 | 59          | 0      | 100.0%         | 0   |

**Project Type**

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
| Senior Restricted                 | Government-subsidized                        |

QR - Quality Rating

## Distribution of Units

| Market-Rate  |       |            |               |          |              |                   |
|--------------|-------|------------|---------------|----------|--------------|-------------------|
| Bedrooms     | Baths | Units      | Distribution  | Vacant   | Vacancy Rate | Median Gross Rent |
| 0            | 1     | 120        | 18.1%         | 5        | 4.2%         | \$645             |
| 1            | 1     | 140        | 21.1%         | 1        | 0.7%         | \$689             |
| 2            | 1     | 88         | 13.3%         | 3        | 3.4%         | \$963             |
| 2            | 2     | 208        | 31.4%         | 0        | 0.0%         | \$748             |
| 3            | 2     | 106        | 16.0%         | 0        | 0.0%         | \$850             |
| <b>TOTAL</b> |       | <b>662</b> | <b>100.0%</b> | <b>9</b> | <b>1.4%</b>  |                   |

| Tax Credit, Non-Subsidized |       |           |               |          |              |                   |
|----------------------------|-------|-----------|---------------|----------|--------------|-------------------|
| Bedrooms                   | Baths | Units     | Distribution  | Vacant   | Vacancy Rate | Median Gross Rent |
| 2                          | 1.5   | 17        | 35.4%         | 0        | 0.0%         | \$798             |
| 3                          | 1.5   | 30        | 62.5%         | 2        | 6.7%         | \$965             |
| 4                          | 2     | 1         | 2.1%          | 0        | 0.0%         | \$1,117           |
| <b>TOTAL</b>               |       | <b>48</b> | <b>100.0%</b> | <b>2</b> | <b>4.2%</b>  |                   |

| Tax Credit, Government-Subsidized |       |           |               |          |              |                   |
|-----------------------------------|-------|-----------|---------------|----------|--------------|-------------------|
| Bedrooms                          | Baths | Units     | Distribution  | Vacant   | Vacancy Rate | Median Gross Rent |
| 1                                 | 1     | 52        | 72.2%         | 0        | 0.0%         | N.A.              |
| 2                                 | 1     | 16        | 22.2%         | 0        | 0.0%         | N.A.              |
| 3                                 | 1     | 4         | 5.6%          | 0        | 0.0%         | N.A.              |
| <b>TOTAL</b>                      |       | <b>72</b> | <b>100.0%</b> | <b>0</b> | <b>0.0%</b>  |                   |

| Government-Subsidized |       |           |               |          |              |                   |
|-----------------------|-------|-----------|---------------|----------|--------------|-------------------|
| Bedrooms              | Baths | Units     | Distribution  | Vacant   | Vacancy Rate | Median Gross Rent |
| 1                     | 1     | 40        | 67.8%         | 0        | 0.0%         | N.A.              |
| 2                     | 1     | 15        | 25.4%         | 0        | 0.0%         | N.A.              |
| 3                     | 1     | 4         | 6.8%          | 0        | 0.0%         | N.A.              |
| <b>TOTAL</b>          |       | <b>59</b> | <b>100.0%</b> | <b>0</b> | <b>0.0%</b>  |                   |

|                    |  |            |          |           |             |  |
|--------------------|--|------------|----------|-----------|-------------|--|
| <b>Grand Total</b> |  | <b>841</b> | <b>-</b> | <b>11</b> | <b>1.3%</b> |  |
|--------------------|--|------------|----------|-----------|-------------|--|

**Survey of Properties**

**1 MillStream Apts.**

No Picture on File

|  |  |
|--|--|
| 302 E. Old Mill Rd.<br>Mesquite, NV 89027<br><b>Phone</b> (702) 346-5745<br><b>Contact</b> Michelle(by phone)<br><b>Waitlist</b> 1-br: 1 household | <b>Total Units</b> 39<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1985<br><b>Renovated</b> 2005 |
|--|--|

**Comments**  
RD 515; RA available (8 units)

**2 Rivers Bend**

No Picture on File

|  |  |
|--|--|
| 917 Riversbend Dr.<br>Mesquite, NV 89027<br><b>Phone</b> (702) 346-0273<br><b>Contact</b> Bill(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 48<br><b>Vacancies</b> 2<br><b>Occupancy</b> 95.8%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 2006 |
|--|--|

**Comments**  
60% AMHI; Accepts HCV (6 units)

**3 Sun River Apts.**

No Picture on File

|   |  |
|---|--|
| 61 N. Arrowhead Ln.<br>Mesquite, NV 89027<br><b>Phone</b> (702) 346-1550<br><b>Contact</b> Michelle(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 24<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1998<br><b>Renovated</b> 2013<br><b>Senior Restricted (62+)</b> |
|---|--|

**Comments**  
60% AMHI & RD 515; RA available (24 units); Also serves disabled

**4 Desert Shade Apts.**

No Picture on File

|  |   |
|--|---|
| 261 Sun Valley Dr.<br>Mesquite, NV 89027<br><b>Phone</b> (702) 346-2924<br><b>Contact</b> Denise(by phone)<br><b>Waitlist</b> 3 households | <b>Total Units</b> 136<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1989<br><b>Renovated</b> 2012 |
|--|---|

**Comments**  
Waitlist: 1-br/1 household & 2-br/2 households; Accepts HCV (currently none); Rent range based on floor level; 1st-floor units have washer/dryer hookups

**Project Type**

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |

**5 Mesquite Bluffs**

No Picture on File

|  |                        |
|--|------------------------|
| 100 N. Grapevine Rd.<br>Mesquite, NV 89027 | <b>Total Units</b> 176 |
| <b>Phone</b> (702) 346-4500                | <b>Vacancies</b> 5     |
| <b>Contact</b> Sherrie(by phone)           | <b>Occupancy</b> 97.2% |
| <b>Waitlist</b> None                       | <b>Floors</b> 3        |
|  | <b>Quality</b> N       |
|  | <b>Year Built</b> 1997 |
|  | <b>Renovated</b> 2016  |

**Comments**  
Accepts HCV (3 units)

**6 Desert Winds Twnhms.**

No Picture on File

|  |                         |
|--|-------------------------|
| 102-192 Desert Winds Way<br>Mesquite, NV 89027 | <b>Total Units</b> 44   |
| <b>Phone</b> (702) 346-8383                    | <b>Vacancies</b> 0      |
| <b>Contact</b> Lanese(by phone)                | <b>Occupancy</b> 100.0% |
| <b>Waitlist</b> 2 months                       | <b>Floors</b> 1         |
|  | <b>Quality</b> N        |
|  | <b>Year Built</b> 2006  |

**Comments**  
Does not accept HCV; Each unit has a two-car attached garage

**7 Siegel Suites Mesquite**

No Picture on File

|                                      |                        |
|--------------------------------------|------------------------|
| 580 Mesa Blvd.<br>Mesquite, NV 89027 | <b>Total Units</b> 126 |
| <b>Phone</b> (702) 346-4700          | <b>Vacancies</b> 4     |
| <b>Contact</b> Casey(by phone)       | <b>Occupancy</b> 96.8% |
| <b>Waitlist</b> None                 | <b>Floors</b> 2        |
|                                      | <b>Quality</b> N       |
|                                      | <b>Year Built</b> 1996 |

**Comments**  
Unit mix & square footage estimated

**8 Summerwind Apts.**

No Picture on File

|   |                         |
|---|-------------------------|
| 280 Riverside Rd.<br>Mesquite, NV 89027 | <b>Total Units</b> 180  |
| <b>Phone</b> (702) 346-8081             | <b>Vacancies</b> 0      |
| <b>Contact</b> Lupe(by phone)           | <b>Occupancy</b> 100.0% |
| <b>Waitlist</b> 7 households            | <b>Floors</b> 2         |
|   | <b>Quality</b> N        |
|   | <b>Year Built</b> 1993  |
|   | <b>Renovated</b> 2016   |

**Comments**  
Waitlist: 2-br/3 households & 3-br/4 households; Accepts HCV (3 units)

Project Type

|                                   |  |
|-----------------------------------|--|
| Market-rate                       | Market-rate/Tax Credit/Government-subsidized |
| Market-rate/Tax Credit            | Tax Credit                                   |
| Market-rate/Government-subsidized | Tax Credit/Government-subsidized             |
|                                   | Government-subsidized                        |

| 9 Shadowcreek I Apts.   |   |
|---|---|
| No Picture on File  |   |
| 350 W. Ryan Ave.<br>Overton, NV 89040<br><b>Phone</b> (702) 397-2748<br><b>Contact</b> Alma(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 24<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 2<br><b>Quality</b> N<br><b>Year Built</b> 1996 |
| <b>Comments</b><br>60% AMHI & RD 515; RA available (21 units); Accepts HCV (3 units)  |   |

| 10 Shadowcreek II Apts.   |   |
|---|---|
| No Picture on File  |   |
| 375 W. Ryan Ave.<br>Overton, NV 89040<br><b>Phone</b> (702) 397-6409<br><b>Contact</b> Alma(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 24<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 2000 |
| <b>Comments</b><br>50% AMHI & RD 515; RA available (24 units); Also serves disabled   |   |
| <b>Senior Restricted (62+)</b>  |   |

| 11 Carefree Living Overton  |   |
|---|---|
| No Picture on File  |   |
| 130 S. Conley St.<br>Overton, NV 89040<br><b>Phone</b> (970) 987-1129<br><b>Contact</b> Wayne(by phone)<br><b>Waitlist</b> None | <b>Total Units</b> 20<br><b>Vacancies</b> 0<br><b>Occupancy</b> 100.0%<br><b>Floors</b> 1<br><b>Quality</b> N<br><b>Year Built</b> 1992 |
| <b>Comments</b><br>RD 515; RA available (20 units)  |   |
| <b>Senior Restricted (62+)</b>  |   |

Project Type

|  |                                   |  |  |
|--|-----------------------------------|--|--|
|  | Market-rate                       |  | Market-rate/Tax Credit/Government-subsidized |
|  | Market-rate/Tax Credit            |  | Tax Credit                                   |
|  | Market-rate/Government-subsidized |  | Tax Credit/Government-subsidized             |
|  | Government-subsidized             |  |  |

**Collected Rents**

| Map ID | Garden Units |               |               |         |       | Townhouse Units |       |       |       |
|--------|--------------|---------------|---------------|---------|-------|-----------------|-------|-------|-------|
|        | Studio       | 1-Br          | 2-Br          | 3-Br    | 4 Br+ | 1-Br            | 2-Br  | 3-Br  | 4 Br+ |
| 2      |              |               |               |         |       |                 | \$685 | \$825 | \$950 |
| 4      |              | \$590 - \$690 | \$655 - \$755 |         |       |                 |       |       |       |
| 5      | \$450        | \$565         | \$850         |         |       |                 |       |       |       |
| 6      |              |               | \$1,025       | \$1,050 |       |                 |       |       |       |
| 7      | \$645        | \$689         |               |         |       |                 |       |       |       |
| 8      |              |               | \$610         | \$710   |       |                 |       |       |       |

**Project Type**

|   |  |
|---|--|
| <span style="color: blue;">■</span> Market-rate                       | <span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized |
| <span style="color: cyan;">■</span> Market-rate/Tax Credit            | <span style="color: red;">■</span> Tax Credit                                      |
| <span style="color: pink;">■</span> Market-rate/Government-subsidized | <span style="color: orange;">■</span> Tax Credit/Government-subsidized             |
| <span style="color: green;">◆</span> Senior Restricted                | <span style="color: yellow;">■</span> Government-subsidized                        |



## Price Per Square Foot

| Studio Units        |                        |       |           |               |                  |
|---------------------|------------------------|-------|-----------|---------------|------------------|
| Map ID              | Project Name           | Baths | Unit Size | Gross Rent    | \$ / Square Foot |
| 5                   | Mesquite Bluffs        | 1     | 450       | \$524         | \$1.16           |
| 7                   | Siegel Suites Mesquite | 1     | 575       | \$645         | \$1.12           |
| One-Bedroom Units   |                        |       |           |               |                  |
| Map ID              | Project Name           | Baths | Unit Size | Gross Rent    | \$ / Square Foot |
| 4                   | Desert Shade Apts.     | 1     | 600       | \$656 - \$756 | \$1.09 - \$1.26  |
| 5                   | Mesquite Bluffs        | 1     | 565       | \$651         | \$1.15           |
| 7                   | Siegel Suites Mesquite | 1     | 625       | \$689         | \$1.10           |
| Two-Bedroom Units   |                        |       |           |               |                  |
| Map ID              | Project Name           | Baths | Unit Size | Gross Rent    | \$ / Square Foot |
| 2                   | Rivers Bend            | 1.5   | 1,100     | \$798         | \$0.73           |
| 4                   | Desert Shade Apts.     | 2     | 860       | \$748 - \$848 | \$0.87 - \$0.99  |
| 5                   | Mesquite Bluffs        | 1     | 850       | \$963         | \$1.13           |
| 6                   | Desert Winds Twnhms.   | 2     | 1,090     | \$1,138       | \$1.04           |
| 8                   | Summerwind Apts.       | 2     | 800       | \$723         | \$0.90           |
| Three-Bedroom Units |                        |       |           |               |                  |
| Map ID              | Project Name           | Baths | Unit Size | Gross Rent    | \$ / Square Foot |
| 2                   | Rivers Bend            | 1.5   | 1,250     | \$965         | \$0.77           |
| 6                   | Desert Winds Twnhms.   | 2     | 1,157     | \$1,190       | \$1.03           |
| 8                   | Summerwind Apts.       | 2     | 1,025     | \$850         | \$0.83           |
| Four Bedroom Units  |                        |       |           |               |                  |
| Map ID              | Project Name           | Baths | Unit Size | Gross Rent    | \$ / Square Foot |
| 2                   | Rivers Bend            | 2     | 1,380     | \$1,117       | \$0.81           |

## Project Type

|                                     |  |
|-------------------------------------|--|
| ■ Market-rate                       | ■ Market-rate/Tax Credit/Government-subsidized |
| ■ Market-rate/Tax Credit            | ■ Tax Credit                                   |
| ■ Market-rate/Government-subsidized | ■ Tax Credit/Government-subsidized             |
| ◆ Senior Restricted                 | ■ Government-subsidized                        |

**Average Gross Rent Per Square Foot**

| Market-Rate |        |        |          |
|-------------|--------|--------|----------|
| Unit Type   | One-Br | Two-Br | Three-Br |
| Garden      | \$1.14 | \$0.99 | \$0.87   |
| Townhouse   | \$0.00 | \$0.00 | \$0.00   |

| Tax Credit (Non-Subsidized) |        |        |          |
|-----------------------------|--------|--------|----------|
| Unit Type                   | One-Br | Two-Br | Three-Br |
| Garden                      | \$0.00 | \$0.00 | \$0.00   |
| Townhouse                   | \$0.00 | \$0.73 | \$0.77   |

| Combined  |        |        |          |
|-----------|--------|--------|----------|
| Unit Type | One-Br | Two-Br | Three-Br |
| Garden    | \$1.14 | \$0.99 | \$0.87   |
| Townhouse | \$0.00 | \$0.73 | \$0.77   |

## Tax Credit Units

| One-Bedroom Units |                      |       |             |       |        |                |
|-------------------|----------------------|-------|-------------|-------|--------|----------------|
| Map ID            | Project Name         | Units | Square Feet | Baths | % AMHI | Collected Rent |
| ◆ 10              | Shadowcreek II Apts. | 24    | 650         | 1     | 50%    | \$620 - \$790  |
| 9                 | Shadowcreek I Apts.  | 4     | 620         | 1     | 60%    | \$675 - \$900  |
| ◆ 3               | Sun River Apts.      | 24    | 620         | 1     | 60%    | \$690 - \$855  |

| Two-Bedroom Units |                     |       |             |       |        |                |
|-------------------|---------------------|-------|-------------|-------|--------|----------------|
| Map ID            | Project Name        | Units | Square Feet | Baths | % AMHI | Collected Rent |
| 2                 | Rivers Bend         | 17    | 1,100       | 1.5   | 60%    | \$685          |
| 9                 | Shadowcreek I Apts. | 16    | 810         | 1     | 60%    | \$715 - \$940  |

| Three-Bedroom |                     |       |             |       |        |                |
|---------------|---------------------|-------|-------------|-------|--------|----------------|
| Map ID        | Project Name        | Units | Square Feet | Baths | % AMHI | Collected Rent |
| 9             | Shadowcreek I Apts. | 4     | 960         | 1     | 60%    | \$750 - \$970  |
| 2             | Rivers Bend         | 30    | 1,250       | 1.5   | 60%    | \$825          |

| Four-Bedroom |              |       |             |       |        |                |
|--------------|--------------|-------|-------------|-------|--------|----------------|
| Map ID       | Project Name | Units | Square Feet | Baths | % AMHI | Collected Rent |
| 2            | Rivers Bend  | 1     | 1,380       | 2     | 60%    | \$950          |

| Summary of Occupancies By Bedroom Type and AMHI Level |        |        |          |             |        |          |             |        |          |               |        |          |              |        |          |       |        |          |  |
|---|--------|--------|----------|-------------|--------|----------|-------------|--------|----------|---------------|--------|----------|--------------|--------|----------|-------|--------|----------|--|
| AMHI Level  | Studio |        |          | One-Bedroom |        |          | Two-Bedroom |        |          | Three-Bedroom |        |          | Four-Bedroom |        |          | Total |        |          |  |
|   | Units  | Vacant | Occ Rate | Units       | Vacant | Occ Rate | Units       | Vacant | Occ Rate | Units         | Vacant | Occ Rate | Units        | Vacant | Occ Rate | Units | Vacant | Occ Rate |  |
| 60%   |        |        |          |             |        |          | 17          | 0      | 100.0%   | 30            | 2      | 93.3%    | 1            | 0      | 100.0%   | 48    | 2      | 95.8%    |  |
| <b>Total</b>  |        |        |          |             |        |          | 17          | 0      | 100.0%   | 30            | 2      | 93.3%    | 1            | 0      | 100.0%   | 48    | 2      | 95.8%    |  |

◆ - Senior Restricted

**Quality Rating**

| Market-Rate Projects and Units |          |             |              |             |        |        |          |         |
|--------------------------------|----------|-------------|--------------|-------------|--------|--------|----------|---------|
| Quality Rating                 | Projects | Total Units | Vacancy Rate | Median Rent |        |        |          |         |
|                                |          |             |              | Studios     | One-Br | Two-Br | Three-Br | Four-Br |
| N.A.                           | 5        | 662         | 1.4%         | \$645       | \$689  | \$848  | \$850    |         |

| Market-Rate Units by Bedroom, Type and Quality Rating |                    |        |        |          |         |                |        |          |         |
|---|--------------------|--------|--------|----------|---------|----------------|--------|----------|---------|
| Quality Rating  | Garden Style Units |        |        |          |         | Townhome Units |        |          |         |
|   | Studios            | One-Br | Two-Br | Three-Br | Four-Br | One-Br         | Two-Br | Three-Br | Four-Br |
| N.A.  | 120                | 140    | 296    | 106      |         |                |        |          |         |

**Quality Rating**

| Tax Credit Projects and Units |          |             |              |                   |        |        |          |         |
|-------------------------------|----------|-------------|--------------|-------------------|--------|--------|----------|---------|
| Quality Rating                | Projects | Total Units | Vacancy Rate | Median Gross Rent |        |        |          |         |
|                               |          |             |              | Studios           | One-Br | Two-Br | Three-Br | Four-Br |
| N.A.                          | 1        | 48          | 4.2%         |                   |        | \$798  | \$965    | \$1,117 |

| Tax Credit Units by Bedroom, Type and Quality Rating |                    |        |        |          |         |                |        |          |         |
|--|--------------------|--------|--------|----------|---------|----------------|--------|----------|---------|
| Quality Rating                                       | Garden Style Units |        |        |          |         | Townhome Units |        |          |         |
|  | Studios            | One-Br | Two-Br | Three-Br | Four-Br | One-Br         | Two-Br | Three-Br | Four-Br |
| N.A.   |                    |        |        |          |         |                | 17     | 30       | 1       |

**Year Built**

| Market-rate and Non-Subsidized Tax Credit |          |            |           |              |             |                |
|---|----------|------------|-----------|--------------|-------------|----------------|
| Year Range                                | Projects | Units      | Vacant    | Vacancy Rate | Total Units | Distribution   |
| Before 1970                               | 0        | 0          | 0         | 0.0%         | 0           | 0.0%           |
| 1970 to 1979                              | 0        | 0          | 0         | 0.0%         | 0           | 0.0%           |
| 1980 to 1989                              | 1        | 136        | 0         | 0.0%         | 136         | 19.2%          |
| 1990 to 1999                              | 3        | 482        | 9         | 1.9%         | 618         | 67.9%          |
| 2000 to 2004                              | 0        | 0          | 0         | 0.0%         | 618         | 0.0%           |
| 2005 to 2009                              | 2        | 92         | 2         | 2.2%         | 710         | 13.0%          |
| 2010                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2011                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2012                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2013                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2014                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2015                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2016                                      | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| 2017*                                     | 0        | 0          | 0         | 0.0%         | 710         | 0.0%           |
| <b>Total</b>                              | <b>6</b> | <b>710</b> | <b>11</b> | <b>1.5%</b>  | <b>710</b>  | <b>100.0 %</b> |

**Year Renovated**

| Market-rate and Non-Subsidized Tax Credit |          |            |          |              |             |                |
|---|----------|------------|----------|--------------|-------------|----------------|
| Year Range                                | Projects | Units      | Vacant   | Vacancy Rate | Total Units | Distribution   |
| Before 1970                               | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 1970 to 1979                              | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 1980 to 1989                              | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 1990 to 1999                              | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 2000 to 2004                              | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 2005 to 2009                              | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 2010                                      | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 2011                                      | 0        | 0          | 0        | 0.0%         | 0           | 0.0%           |
| 2012                                      | 1        | 136        | 0        | 0.0%         | 136         | 27.6%          |
| 2013                                      | 0        | 0          | 0        | 0.0%         | 136         | 0.0%           |
| 2014                                      | 0        | 0          | 0        | 0.0%         | 136         | 0.0%           |
| 2015                                      | 0        | 0          | 0        | 0.0%         | 136         | 0.0%           |
| 2016                                      | 2        | 356        | 5        | 1.4%         | 492         | 72.4%          |
| 2017*                                     | 0        | 0          | 0        | 0.0%         | 492         | 0.0%           |
| <b>Total</b>                              | <b>3</b> | <b>492</b> | <b>5</b> | <b>1.0%</b>  | <b>492</b>  | <b>100.0 %</b> |

Note: The upper table (Year Built) includes all of the units included in the lower table.

\* As of September 2016

**Appliances and Unit Amenities**

| <b>Appliances</b>     |                 |                |               |
|-----------------------|-----------------|----------------|---------------|
| <b>Appliance</b>      | <b>Projects</b> | <b>Percent</b> | <b>Units*</b> |
| Range                 | 6               | 100.0%         | 710           |
| Refrigerator          | 6               | 100.0%         | 710           |
| Icemaker              | 1               | 16.7%          | 44            |
| Dishwasher            | 5               | 83.3%          | 584           |
| Disposal              | 5               | 83.3%          | 584           |
| Microwave             | 4               | 66.7%          | 526           |
| Pantry                | 0               | 0.0%           |               |
| <b>Unit Amenities</b> |                 |                |               |
| <b>Amenity</b>        | <b>Projects</b> | <b>Percent</b> | <b>Units*</b> |
| AC - Central          | 6               | 100.0%         | 710           |
| AC - Window           | 0               | 0.0%           |               |
| Floor Covering        | 6               | 100.0%         | 710           |
| Washer/Dryer          | 1               | 16.7%          | 44            |
| Washer/Dryer Hook-Up  | 5               | 83.3%          | 584           |
| Patio/Deck/Balcony    | 4               | 66.7%          | 404           |
| Ceiling Fan           | 4               | 66.7%          | 404           |
| Fireplace             | 0               | 0.0%           |               |
| Basement              | 0               | 0.0%           |               |
| Security              | 0               | 0.0%           |               |
| Window Treatments     | 5               | 83.3%          | 534           |
| Furnished Units       | 0               | 0.0%           |               |
| Storage               | 1               | 16.7%          | 176           |
| Walk-In Closets       | 0               | 0.0%           |               |

\* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

**Project Amenities**

| Project Amenities        |          |         |       |
|--------------------------|----------|---------|-------|
| Amenity                  | Projects | Percent | Units |
| Pool                     | 4        | 66.7%   | 536   |
| On-Site Mangement        | 5        | 83.3%   | 662   |
| Laundry                  | 4        | 66.7%   | 618   |
| Club House               | 2        | 33.3%   | 220   |
| Community Space          | 0        | 0.0%    |       |
| Fitness Center           | 1        | 16.7%   | 176   |
| Hot Tub/Sauna            | 1        | 16.7%   | 136   |
| Playground               | 2        | 33.3%   | 356   |
| Computer/Business Center | 0        | 0.0%    |       |
| Sports Court(s)          | 1        | 16.7%   | 136   |
| Storage                  | 0        | 0.0%    |       |
| Water Features           | 0        | 0.0%    |       |
| Elevator                 | 0        | 0.0%    |       |
| Security                 | 0        | 0.0%    |       |
| Car Wash Area            | 0        | 0.0%    |       |
| Outdoor Areas            | 1        | 16.7%   | 136   |
| Services                 | 0        | 0.0%    |       |
| Community Features       | 0        | 0.0%    |       |
| Library/DVD Library      | 0        | 0.0%    |       |
| Movie Theater            | 0        | 0.0%    |       |



**Utility Distribution**

| Utility (Responsibility) | Number of Projects | Number of Units | Distribution of Units |
|--------------------------|--------------------|-----------------|-----------------------|
| <b>Heat</b>              |                    |                 |                       |
| Landlord                 |                    |                 |                       |
| Electric                 | 1                  | 126             | 15.0%                 |
| Tenant                   |                    |                 |                       |
| Electric                 | 10                 | 715             | 85.0%                 |
|                          |                    |                 | 100.0%                |
| <b>Cooking Fuel</b>      |                    |                 |                       |
| Landlord                 |                    |                 |                       |
| Electric                 | 1                  | 126             | 15.0%                 |
| Tenant                   |                    |                 |                       |
| Electric                 | 10                 | 715             | 85.0%                 |
|                          |                    |                 | 100.0%                |
| <b>Hot Water</b>         |                    |                 |                       |
| Landlord                 |                    |                 |                       |
| Electric                 | 1                  | 126             | 15.0%                 |
| Tenant                   |                    |                 |                       |
| Electric                 | 10                 | 715             | 85.0%                 |
|                          |                    |                 | 100.0%                |
| <b>Electric</b>          |                    |                 |                       |
| Landlord                 | 1                  | 126             | 15.0%                 |
| Tenant                   | 10                 | 715             | 85.0%                 |
|                          |                    |                 | 100.0%                |
| <b>Water</b>             |                    |                 |                       |
| Landlord                 | 11                 | 841             | 100.0%                |
|                          |                    |                 | 100.0%                |
| <b>Sewer</b>             |                    |                 |                       |
| Landlord                 | 11                 | 841             | 100.0%                |
|                          |                    |                 | 100.0%                |
| <b>Trash Pick Up</b>     |                    |                 |                       |
| Landlord                 | 11                 | 841             | 100.0%                |
|                          |                    |                 | 100.0%                |

**Utility Allowance**

| Br | Unit Type | Heating |          |       |       | Hot Water |          | Cooking |          | Electric | Water | Sewer | Trash | Cable |
|----|-----------|---------|----------|-------|-------|-----------|----------|---------|----------|----------|-------|-------|-------|-------|
|    |           | Gas     | Electric | Steam | Other | Gas       | Electric | Gas     | Electric |          |       |       |       |       |
| 0  | Garden    | \$17    | \$11     |       | \$4   | \$8       | \$13     | \$3     | \$7      | \$43     | \$31  | \$19  | \$14  | \$20  |
| 1  | Garden    | \$19    | \$13     |       | \$5   | \$9       | \$16     | \$3     | \$8      | \$49     | \$31  | \$20  | \$14  | \$20  |
| 1  | Townhouse | \$19    | \$13     |       | \$5   | \$9       | \$16     | \$3     | \$8      | \$49     | \$31  | \$20  | \$14  | \$20  |
| 2  | Garden    | \$21    | \$17     |       | \$7   | \$13      | \$23     | \$4     | \$9      | \$64     | \$34  | \$21  | \$14  | \$20  |
| 2  | Townhouse | \$21    | \$17     |       | \$7   | \$13      | \$23     | \$4     | \$9      | \$64     | \$34  | \$21  | \$14  | \$20  |
| 3  | Garden    | \$22    | \$20     |       | \$8   | \$16      | \$29     | \$6     | \$11     | \$80     | \$38  | \$23  | \$14  | \$20  |
| 3  | Townhouse | \$22    | \$20     |       | \$8   | \$16      | \$29     | \$6     | \$11     | \$80     | \$38  | \$23  | \$14  | \$20  |
| 4  | Garden    | \$23    | \$24     |       | \$9   | \$18      | \$33     | \$7     | \$13     | \$97     | \$42  | \$25  | \$14  | \$20  |
| 4  | Townhouse | \$23    | \$24     |       | \$9   | \$18      | \$33     | \$7     | \$13     | \$97     | \$42  | \$25  | \$14  | \$20  |

NV-Clark County (2/2016)



## Technical Review Meeting Agenda Item Report

Submitted by: Richard Secrist  
Submitting Department: Development Services  
Meeting Date: February 2, 2021

### Subject:

Consideration for approval of Resolution R21-009 to Update of the Public Facilities and Services Element of the Mesquite Master Plan as recommended by the Master Plan Advisory Board.

- Public Hearing
- Discussion and Possible Action

### Recommendation:

Approve Resolution R21-009 to Update of the Public Facilities and Services Element of the Mesquite Master Plan as recommended by the Master Plan Advisory Board.

### Petitioner:

Dan Catron

### Is this a budgeted item?

No

### Fiscal Impact:

None

### Background:

Since August 2020, the City's Development Services Department has been working to update the Public Facilities and Services Element of the City's Master Plan. The Element was last updated in 2009. The Element addresses the essential services provided by the City including public safety (police, fire, and courts), solid waste disposal, water/wastewater utilities, and the physical facilities needed to provide such services.

### Attachments:

- [CC Staff Report Pub Fac Update Feb 2021.docx](#)
- [Resolution R21-009 Public Facilities Element.docx](#)
- [Draft\\_PSFElement draft 01222021.doc](#)



**TO:** Honorable Mayor and City Council

**FROM:** Dan Catron, AICP, Senior Planner  
Richard Secrist, Development  
Services Director

**DATE:** Technical Review- February 2, 2021  
City Council- February 9, 2021

**RE: Resolution R21-009- Update of the Public Facilities and Services Element of the Mesquite Master Plan**

### **Recommendation**

It is recommended that the Council hold a public hearing, consider the recommendation of the Master Plan Advisory Board, and adopt the draft Resolution #R21-009 providing for an update to the Public Facilities and Services Element of the City’s Master Plan.

### **Background**

Since August 2020, the City’s Development Services Department has been working to update the Public Facilities and Services Element of the City’s Master Plan. The Element was last updated in 2009. The Element addresses the essential services provided by the City including public safety (police, fire, and courts), solid waste disposal, water/wastewater utilities, and the physical facilities needed to provide such services.

### **Citizen Advisory Board**

The Master Plan update effort used the City’s Master Plan Committee to review the proposed updates. With the Board’s guidance, staff and involved departments suggested updates to the Public Facilities Element. The updated element includes the most recent information about the services provided by the City, and indicates where the City should focus its attention with regard to needed services and physical facilities.

### **Update Topics**

Staff began the update effort with a critical reading of the existing element, making initial minor edits and updates for discussion with the Advisory Board. Staff also solicited comments from affected department heads and received updated draft sub-elements from each affected department.

## Law Enforcement Services and Facilities

In this element a map showing the locations of the City's Police Stations has been eliminated and replaced with a written description of the Police Station along Hardy Way (695 Mayan Circle) and the substation at 500 Hillside Drive. In the *Goals, Policies and Actions* section, policies are included to provide police officers with up-to-date equipment (PS 2.1.2); a policy is also added to conduct scenario-based training for officers on a monthly basis (PS.2.2.4); and Goal PS.2.8, regarding patrols and lighting of park areas, has been deleted.

Initially, the Police Chief recommended amending Goal PS.2.7 to increase the level of staffing from one sworn police officer to two sworn police officers per 1,000 residents. The Master Plan Committee was concerned about the potential budget impacts to the City, and asked for additional information from staff and input from the Police Department. In response, staff provided information on police staffing levels in other jurisdictions, and more information was provided by the Police Chief about the special circumstances affecting police services in Mesquite. The Chief noted that Mesquite was unique in its circumstances in that the City is isolated and mutual aid resources are not readily available, and that the number of people in Mesquite (and need for police services) swells significantly on weekends and these additional people are not considered in the City's population figures.

The Master Plan Committee remained concerned about the proposed policy. Staff investigated other methods of analyzing Police Department staffing levels and found that there were several different approaches. Staff focused on an approach recommended by the International City Managers Association (ICMA) that is based on workloads by shift, and the average time taken with public calls for service. However there are other models and methods that can be used to evaluate staffing levels. The Board agreed to a revised policy stating that staffing levels for the Police Department should be based on an analysis of workload, deployment policies, and response times. This revised policy (PS 2.7) cites the ICMA methodology as one example that could be used to approach the analysis, but allows for other methods to be used. This evaluation could be completed when the Police Department is considering adjusting its staffing levels.

## Fire Services/ Station #1

Updates regarding Fire Department Services included information about the City's insurance rating, which was updated to "3/3X" in 2016. The Committee also noted that Fire Station #1 seemed to be in need of repair, rehabilitation, and/or replacement. Chief Andrus agreed that the station is in need of rehabilitation, and provided the Master Plan Committee with a tour of the facility. Chief Andrus stated that he believed the current location of the station (at 10 E. Mesquite Blvd., immediately to the south of City Hall) was appropriate, with good access to the commercial areas along Sandhill and Mesquite Blvds, Interstate 15, residential areas south of I-15, and the casinos. In response to concerns about the structure, staff proposes to add a new Policy PS.3.5.3 to read:

*PS.3.5.3 As the City's budget allows, perform an analysis of Fire Station #1 to identify any building code or structural issues, and functional deficiencies, and formulate an appropriate scope of work and plan to update the facility.*

### Municipal and Justice Court

This section was substantially updated with recent statistics for court activity and an expanded narrative explaining the City's two court systems. The update notes that crime statistics have generally been stable. The update notes that court facilities are currently adequate, however the court buildings may need to be expanded in the next 10-20 years depending on population growth and demand for court services. The analysis notes that under NRS 176.0611, the court may collect a \$10 court facility fee with each misdemeanor sentence. The analysis concludes that the City may want to consider assessing such a fee if and when expansion of the existing facilities is needed.

### Solid Waste and Recycling

This section was updated with information regarding Virgin Valley Refuse garbage collection and landfill activities. The analysis notes that since population growth has leveled off in the last 10 years, the projected life of the landfill has been extended, and is now expected to last through 2036.

### Water and Wastewater

Water service within the city of Mesquite is provided by the Virgin Valley Water District (VVWD), a public utility separate from the City. At the time of this update, VVWD had just experienced a failure in its attempt to drill a new water production well (a dry well), and was considering an increase in its service connection charges to identify and develop new water sources. On October 6, 2020, VVWD adopted increased System Development Charges (SDC) to be implemented incrementally. An increase to \$4,600/ERU was implemented immediately. An increase to \$5,600 was implemented on December 1, 2020; and an increase to \$6,603 is scheduled to be implemented on February 1, 2021. VVWD also voted to allow System Development Charges to be paid at the time of issuance of a Certificate of Occupancy at the end of the construction process, not at the time of building permit issuance at the beginning of the project. This will require making changes to the April 1999 inter-local agreement between the City and VVWD.

At this time, Staff is proposing to add a new goal (Goal WW.2.0) to be included in the Wastewater sub-element directing the City to cooperate with the VVWD to provide water service to existing residents, and to plan for the expansion of facilities to support new development.

## **ATTACHMENTS**

1. Draft Resolution
2. Draft Update



**RESOLUTION NUMBER R21-009**

**A RESOLUTION ADOPTING UPDATES TO THE PUBLIC SERVICES AND FACILITIES ELEMENT OF THE CITY OF MESQUITE MASTER PLAN**

**WHEREAS**, Section 278.170, Nevada Revised Statutes, provides that the City of Mesquite may prepare and adopt a PUBLIC SERVICES AND FACILITIES ELEMENT, to be included in the existing master plan for all or any part of the City;

**WHEREAS**, Section 278.160, Nevada Revised Statutes, specifies that the master plan shall include the following subject matter: community design, conservation, economic, historic properties preservation, housing, land use, population, public buildings, public services and facilities, recreation, rural neighborhoods preservation, safety, school facilities, solid waste disposal, streets and highways, transit, and transportation, and such other plans as judged necessary; and

**WHEREAS**, the master plan for the City of Mesquite was adopted in 1994 and significant changes have occurred in the City since that time; and

**WHEREAS**, a public hearing on the adoption of updates to the City of Mesquite Master Plan Public Services and Facilities Element, was held February 9, 2021, by the City Council of Mesquite, Nevada; and

**WHEREAS**, the proposed amendment is the first amendment to the Plans in 2021, and therefore does not exceed the four permitted amendments in a calendar year, as specified in Section 278.210 (4), Nevada Revised Statutes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of Mesquite, Nevada, does hereby adopt and endorse the proposed updates to the PUBLIC SERVICES AND FACILITIES ELEMENT of the existing master plan for the City of Mesquite.

**IN WITNESS WHEREOF**, the Mesquite City Council hereby adopts Resolution R21-009 for the reasons and purposes set forth herein on this 9th day of February, 2021.

THE CITY OF MESQUITE, NEVADA

By: \_\_\_\_\_

Alan S. Litman, Mayor

**ATTEST:**

By: \_\_\_\_\_

Tracy Beck, City Clerk





# City of Mesquite Master Plan

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**Planning and  
Environmental  
Resources**

10 E. Mesquite Blvd.  
Mesquite NV 89027  
(702) 346-2835

**Public Services and  
Facilities Element**

Note: This document represents one of several elements which constitute the City of Mesquite Master Plan.  
January 2021

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Resolutions



RESOLUTION NUMBER R21-009

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THE CITY OF MESQUITE, NEVADA

By: \_\_\_\_\_

Alan S. Litman, Mayor

**ATTEST:**

By: \_\_\_\_\_

Tracy Beck, City Clerk

## Acknowledgements

### **City of Mesquite Mayor & City Council**

Alan S. Litman, Mayor  
Brian Wursten, Mayor Pro-Tem  
George Gault, Council Member  
Sandra Ramaker, Council Member  
Karen Dutkowski, Council Member  
Wes Boger, Council Member

### **Office of the City Manager**

Aaron Baker

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Quentin Averett, Lieutenant, Mesquite Police Department  
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Travis Anderson, Public Works Director  
Shaun Hughes, Virgin Valley Refuse  
Ryan Kammerer, GIS Coordinator

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PUBLIC SERVICES AND FACILITIES ELEMENT

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## CHAPTER 1 - PUBLIC SAFETY

### Introduction

One of the most valued services that government offers to our citizens is public safety. Our dedicated, public safety personnel are called “first responders”, because they regularly arrive first to an emergency situation, whether it involves a fire, flood, accident, or criminal encounter. Fire, police, and court facility personnel have taken a proactive approach to keeping pace with the growing needs and population of Mesquite.



The City of Mesquite Master Plan translates community goals and values into realistic policies and action programs to guide decisions about growth and development. When making decisions about development, it is important to consider the impacts related to public safety. This Master Plan Element strives to anticipate future needs, while coordinating the potential effects of growth to City departments and the citizens of the community.

### Law Enforcement Services and Facilities

The City of Mesquite Police Department offers criminal investigation, emergency response services, traffic enforcement, preventative patrol, education and all other law enforcement services within the City. ~~Although the crime rate in Mesquite is low,~~ The goals and policies of the Public Safety chapter are formed with the intent of ~~keeping~~ lowering crime rates low while planning for additional growth in a practical manner. This requires ongoing improvement programs. ~~The current location of existing Police stations is shown on Figure 1-1, while possible future locations are indicated on Figure 1-2.~~

It is recognized that agreeing to provide each police officer with well maintained vehicles containing up to date equipment (ie computers, ticket writers, radar units) allows officers to handle calls for service and conduct traffic stops in a safe and timely manner. ~~vehicle with computer terminals and other state of the art equipment, results in the vehicles becoming each officer's personal office.~~ Doing so also lets the officers respond to most calls without having to physically be at the Police Station or a sub-station. ~~With this in mind, The City has purchased a larger building to which has created one centralized~~ The Police Station is housed in a centralized location in an area easily accessed along Hardy Way at 695 Mayan Circle. A small sub-station facility would likely remain at 500 Hillside Drive in addition to the Detention Center and Courthouse ~~and~~. Should development occur on the far western end of the City, another facility or substation may be needed.

### Fire Department Services and Facilities

The City of Mesquite Fire Department responds to fire, paramedic, hazardous materials emergencies and natural disasters. These are a few of the most fundamental, but essential services provided by the City to the citizens. Fire prevention, construction plan review, and public safety education are added services, which improve protection and response when

fires occur. These services are made available within the City boundaries and in neighboring areas to a limited extent. Mutual aid agreements enhance the level of emergency response by pooling resources when necessary. Such agreements are in place with Clark County, Nevada and Mohave County, Arizona. Other such agreements are being contemplated. The City also helps meet fire suppression needs through the use of codes related to built-in protection such as early warning and detection systems, automatic fire sprinklers, fire resistant design of structures and materials, and through the fire fighting and public safety capabilities of the Fire Department.

**Insurance Rates and Fire Protection**

In 2016, the Insurance Services Office (ISO) rated Mesquite Fire Rescue a 3/3X. The rating is based upon over 50 different issues revolving around adequate response time, fire service communications, adequate provision of water sources, access, early warning and detection systems, automatic fire sprinklers and other similar issues.

Table 1-1 below indicates the relative values assigned to the three major groups analyzed by the ISO. The rating affects citizens by allowing for higher or lower fire insurance premiums on their residences. It is one measure of the fire protection agency’s ability to prevent, control and extinguish fires.

| <b>Table 1-1 ISO Fire Suppression Rating Schedule</b> |                        |
|---|------------------------|
| <b>Major Group</b>                                    | <b>Maximum Credits</b> |
| Water Supply  | 40                     |
| Fire Department                                       | 50                     |
| Fire Service Communications                           | 10                     |
|   |                        |
| Totals  | 100                    |
| Source: National Fire Protection Association          |                        |

**Fire Protection Response Planning**

Measuring response time, from when the fire begins to when the fire department arrives, presents another method to analyze fire protection. Effective response requires logical placement of facilities, in order to reduce response time to the maximum number of structures. Even though some land uses are more intense or hazardous, this does not necessarily result in the need for more facilities. A change in land use patterns, however, may require expansion or relocation of facilities to minimize response times. Therefore, the

PUBLIC SERVICES AND FACILITIES ELEMENT

Public Safety chapter designates general, rather than precise locations for fire protection facilities. Mesquite Fire Response (MFR) areas are shown in Figure 1-1.

Figure 1-1

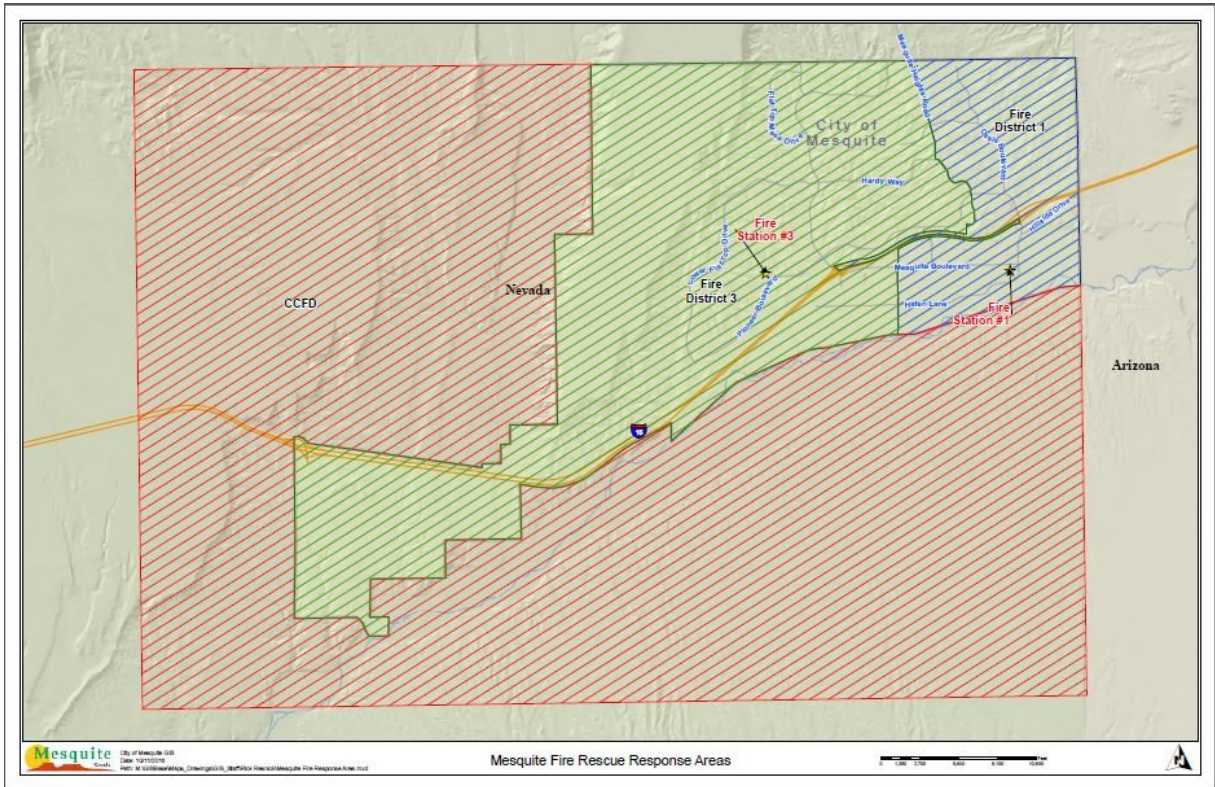


Table 1-2 indicates the Cycle of a Fire, mitigation measures and necessary community infrastructure.

| <b>Table 1-2 The Cycle of a Fire (Ignition to Extinguishment)<br/>And its Relationship To Fire Protection Planning Activities</b> |                                  |                                    |
|---|----------------------------------|------------------------------------|
| Fire Cycle  | Mitigation Measures              | Necessary Community Infrastructure |
| Pre-Fire activity   | Application of Building Code and | Fire Prevention Section and        |

## PUBLIC SERVICES AND FACILITIES ELEMENT

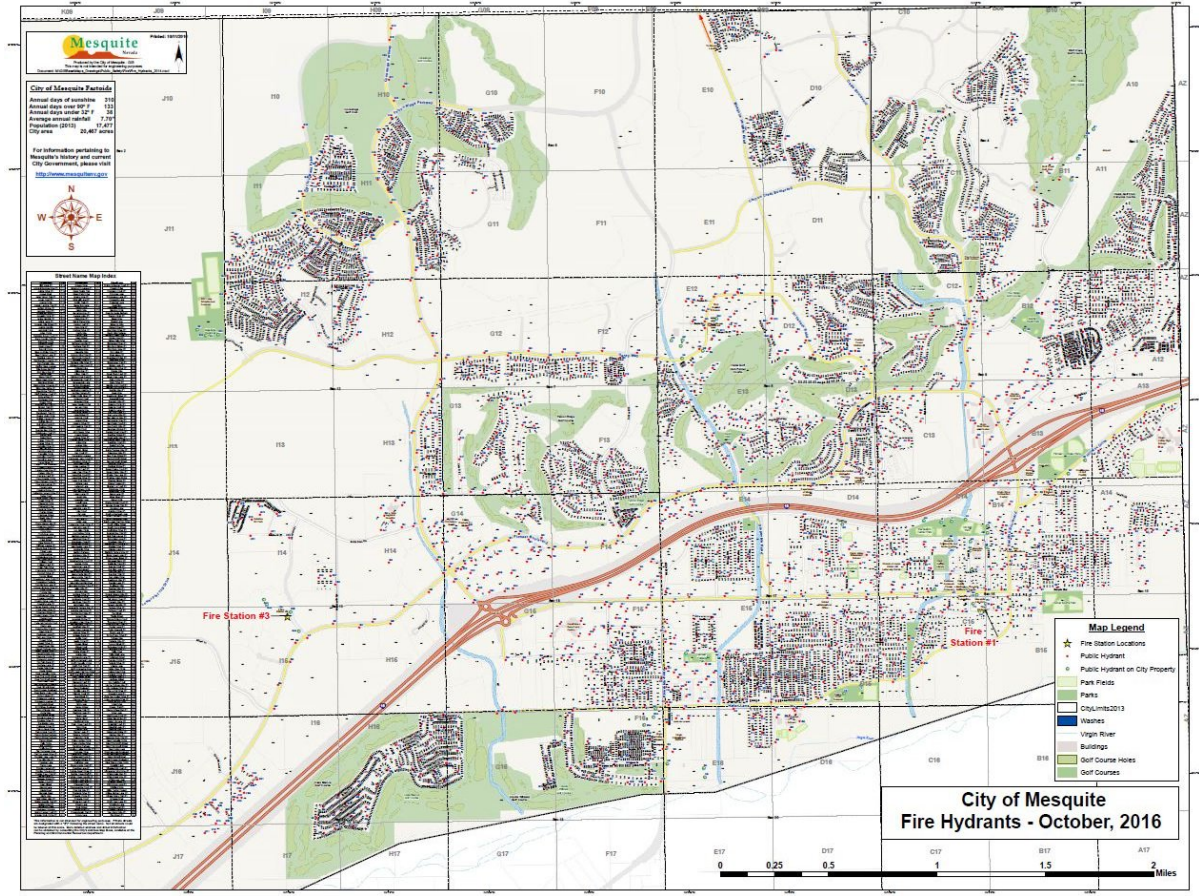
|  |  |  |
|--|--|--|
|  | Fire Code. Public education for fire safety.   | Building and Safety Division with appropriate facilities.  |
| Fire ignites   | Prevention reduces number of ignitions.  | Fire Prevention Section.   |
| Fire discovered or detected  | Smoke detectors and fire sprinklers provide early detection.   | Ordinances and enforcement.  |
| Fire reported  | Supervised alarm system, fire sprinkler systems and enhanced 911 telephone facilities speed reporting.                                   | Ordinances and State Law. Central answering point for 911 telephone system. Enhanced 911 telephone system with ALI and ANI.* |
| Response units notified  | Computer assisted dispatch and emergency response mapping produced with GIS enhanced dispatch process.                                   | Dispatch Communications Center. GIS* Computer Capabilities.  |
| Units respond to fire  | A regional approach, regardless of jurisdictional boundary lines, enhances the response of the closest units.                            | Well placed fire stations and facilities, an efficient road system and traffic signals activated by the fire department.     |
| Units arrive at scene  | Appropriate access to all buildings and structures is provided. Fire hydrants are well located.  | Well placed fire hydrants at appropriate intervals.  |
| Fire extinguishing activity occurs   | Knowledge, training, tactics, strategy and command functions combine to provide coordination of fire control efforts by fire department. | Water distribution system with adequate pressure and/or mobile water supply.   |
| Fire extinguished  | Ignition source is determined.   |  |
| Notes: * ALI=Automatic Location Identification; ANI = Automatic Number Identification; GIS = Geographic Information System |  |  |
| Source: Truckee Meadows Fire Protection District, Washoe County, Nevada  |  |  |

And Figure 1-2 shows Fire Hydrant locations throughout the City.

Figure 1-2



# PUBLIC SERVICES AND FACILITIES ELEMENT



## **Municipal and Justice Court**

The Mesquite Municipal Court is a court of limited jurisdiction operating within the Nevada Court system. The court has jurisdiction over misdemeanor criminal cases, traffic matters, and certain types of civil proceedings. The Mesquite City Charter establishes that the elected Mesquite Justice of the Peace shall serve as the ex officio Municipal Court Judge. Most municipal court trials are “bench trials” where the judge decides whether the presented evidence warrants a guilty or not guilty verdict. A defendant charged with a misdemeanor domestic violence offense has the option of requesting a jury trial under certain circumstances. The Mesquite Municipal Court operates a specialty court program (Breaking the Cycle) for non-violent offenders with substance abuse issues.

The Mesquite Township Justice Court is also a court of limited jurisdiction operating within the Nevada Court system. The Mesquite Justice Court is one of eight outlying justice courts in rural Clark County. This court has responsibility for felony arraignments and preliminary hearings, civil cases (up to \$15,000), small claims cases (up to \$10,000), issuing protective orders, and resolving landlord-tenant disputes. The court also issues search warrants and arrest warrants, holds arraignments and trials for misdemeanor cases, and handles felony and gross misdemeanor cases from the initial arrest through the preliminary hearing stage, including bail setting and probable cause determination. The Mesquite Justice Court is able to handle traffic matters, however, traffic cases are typically filed in the municipal court.

The Mesquite Justice Facility, located at 500 Hillside Drive, serves as the courthouse for both the municipal and justice court. Clark County has a long term lease arrangement with the City of Mesquite that facilitates the justice court’s use of the facility. The facility has been in use for approximately 25 years. Several renovations have occurred over the years. Most recently, the courtroom underwent minor renovations in 2015 to meet ADA requirements. Courtroom walls were painted and the courtroom floor was re-carpeted at that time. Audio/video equipment upgrades, information board additions, jury deliberation room alterations, and other improvements have also taken place in recent years.

A jail is located at the justice facility which houses defendants incarcerated on misdemeanor offenses. Defendants facing gross misdemeanor or felony charges are incarcerated at the Clark County Detention Center in Las Vegas.

Depending on city population growth and the demand for court services, expansion of the justice facility may need to be considered in the next 10-20 years. Nevada law permits local governments to enact an ordinance authorizing municipal and justice courts to collect a \$10 court facility fee with each misdemeanor sentence. See NRS 176.0611. The Mesquite City Council may wish to consider enacting an ordinance to authorize this fee to help cover costs related to renovating the current facility or constructing a new one.

As demands on our local courts increase with community growth, continued coordination between the municipal court, justice court, and local officials will be essential to the delivery of court services. Challenges related to the COVID-19 pandemic have prompted our courts to explore additional ways to use technology to serve attorneys and court patrons. Court employees are always looking for ways to be more efficient in accomplishing routine work tasks.

The following case statistics were reported by the Mesquite Municipal Court and Justice Court for the fiscal year 2019.

PUBLIC SERVICES AND FACILITIES ELEMENT

|                          | Criminal Filings | Civil Filings | Traffic Filings |
|--------------------------|------------------|---------------|-----------------|
| Mesquite Municipal Court | 656              | 7             | 1528            |
| Mesquite Justice Court   | 190              | 271           | 2               |

Municipal Court case filings in these categories have been fairly consistent over the last five years. Fiscal year 2020 statistics were not finalized at the time of the preparation of this document. However, it is clear that case filings of all types declined in the Spring/Summer of 2020 due to the coronavirus (COVID-19) pandemic.

Common traffic filings include: driver’s license violations, motor vehicle registration violations, operating a vehicle without motor vehicle insurance, traffic sign/signal violations, and speeding.

The 656 non-traffic criminal cases filed with the Municipal Court in 2019 are categorized as follows:

| Misdemeanor Criminal Cases by Type | 2019 |
|------------------------------------|------|
| Crimes against Persons             | 46   |
| Domestic Violence                  | 86   |
| Elder Abuse                        | 0    |
| Protection Order Violation         | 2    |
| Crimes Against Property            | 222  |
| Drugs                              | 69   |
| Weapons                            | 1    |
| Public Order                       | 97   |
| Motor Vehicle (DUI)                | 77   |
| Motor Vehicle (Reckless Driving)   | 5    |
| Other-Non Traffic Misdemeanors     | 51   |

The 190 non-traffic criminal cases filed with the Justice Court in 2019 are categorized as follows:

PUBLIC SERVICES AND FACILITIES ELEMENT

| Criminal Cases by Type                         | 2019 |
|--|------|
| Crimes Against Person (Felony)                 | 12   |
| Domestic Violence (Felony)                     | 5    |
| Older/vulnerable Person Abuse (Felony)         | 0    |
| Child Abuse & Neglect (Felony)                 | 3    |
| Protection Order Violation (Felony)            | 0    |
| Crimes Against Property (Felony)               | 38   |
| Drugs (Felony)                                 | 110  |
| Weapons (Felony)                               | 3    |
| Public Order (Felony)                          | 0    |
| Motor Vehicle DUI (Felony)                     | 1    |
| Motor Vehicle Reckless Driving (Felony)        | 0    |
| Motor Vehicle Other (Felony)                   | 0    |
| Other (Felony)                                 | 1    |
| Crimes Against Person (Gross Misdemeanor)      | 6    |
| Protection Order Violation (Gross Misdemeanor) | 1    |
| Crimes Against Property (Gross Misdemeanor)    | 6    |
| Other (Gross Misdemeanor)                      | 1    |
| Domestic Violence (Misdemeanor)                | 1    |
| Crimes Against Property (Misdemeanor)          | 1    |
| Other (Misdemeanor)                            | 1    |

Additional court statistics related to the Mesquite Municipal Court and Mesquite Justice Court are available at: <http://nvcourts.gov/AOC/statistics.aspx>.



### Public Safety Goals, Policies and Actions

The following goals emphasize the desired results that the community wants to achieve over the long term. The policy and action statements identify specific activities and standards to achieve the goals for Public Safety.

#### Public Safety

**Goal:** Provide quality Public Safety services to residents, businesses and visitors to the City of Mesquite.

Policy/Actions:

**PS.1.1 Consider joint use of facilities with other City uses when appropriate.**

**PS.1.2 Seek regional cooperative agreements for all public safety issues and emergency response matters.**

**PS.1.3 Increase public safety through community education and crime prevention programs. Continue to offer programs and workshops wherein a safety representative (police, fire, EMT, etc) teaches methods that citizens can use to increase safety in the community.**

**A. Training programs may include: Heimlich maneuver to stop choking; neighborhood watch; CPR/CERT courses; use of fire extinguishers, and explaining emergency response plans and citizen roles.**

**PS.1.4 Improve stable communication systems.**

PS.1.4.1 Maintain and update an effective emergency/disaster plan and warning system.

PS.1.4.2 Conduct training exercises for emergency management preparedness.

PS.1.4.3 Invite cell phone companies to discuss coverage issue.

PS.1.4.4 Implement an expandable 911 System and dedicated surcharge, workable capital improvement plan, and create an oversight committee to monitor the same.

PS.1.4.5 Take measures to avoid communications system failure, especially during emergencies.

PS.1.4.6 Evaluate options for service providers to develop contingency plans to avoid 'black out' in the future.

**PS.1.5 Ensure that all gated communities provide access to police and other emergency vehicles, through the development review process.**

**PS.1.6 Periodically evaluate population growth, development characteristics, level of service and number and type of calls within the City to ensure that a high level of service is maintained.**

## PUBLIC SERVICES AND FACILITIES ELEMENT

- PS.1.7 Consider benefits and burdens of entering into additional mutual aid agreements with other jurisdictions.**
- A. Potential cooperating agencies and jurisdictions include, but are not limited to, United States Forest Service, Bureau of Land Management, Clark County, NV, Lincoln County, NV, and Mohave County, AZ.**
- PS.1.8 Stay informed of possible authorized funding sources to finance necessary improvements to, or expansion of public safety facilities when needed.**

### **Law Enforcement**

**Goal:** Provide quality police protection to residents, businesses and visitors of the City of Mesquite, while safeguarding property.

Policy/Actions:

- PS.2.1 Maintain adequate resources to enable the Police Department to meet response-time standards, keep pace with growth, and provide high levels of service.**
- PS.2.1.1 Equip police vehicles with **up-to-date** computers and other equipment to allow vehicles to become mobile offices for our police force.
- PS.2.1.2 ~~Research and develop a plan to integrate data and voice communication capabilities in public safety vehicles.~~ **Ensure officers are equipped with well maintained vehicles to respond to calls for service in a safe and timely manner.**
- PS.2.2 Maintain a well-trained, well equipped force prepared to meet changing needs and conditions.**
- PS.2.2.1 Continually update and revise public safety techniques.
- PS.2.2.2 Provide for effective training and evaluation of personnel.
- PS.2.2.3 Stay informed of new tools and equipment and evaluate them for effectiveness.
- PS.2.2.4 Strive to conduct scenario-based training for officers on a monthly basis. Conducting more frequent training will better prepare officers to handle the variety of calls received each day and reduces liability.**
- PS.2.3 Set a standard of zero tolerance for illegal drug activity in the community.**
- PS.2.3.1 Explore all relevant measures to address use of deterrents and community action plans for dealing with drug use in the community.
- PS.2.3.2 Reach out to regional partners for cooperative action plans to reduce illegal drug use.

## PUBLIC SERVICES AND FACILITIES ELEMENT

- PS.2.3.3 Research possible programs to address drug use, mental health, homelessness and similar programs that may be available regionally, as a State program or national program.
- PS.2.3.4 Investigate possibility of County and/or State facilities being located near Mesquite to handle problem issues of drug use, homelessness, mental health, domestic violence, etc.
  
- PS.2.4 Periodically evaluate incidences of crime, characteristics of growth and levels of service to determine if amendments are needed to the Public Safety Chapter of the Public Services and Facilities Element.**
  
- PS.2.5 Maintain a primary Police Department Facility centralized within the City, creating smaller substations at each end of the City if needed to adapt to future growth.**
  - PS.2.5.1 Locate substations based on policing needs, access, geographic location, zoning, and where possible, central to the command area.
  - PS.2.5.2 Locate stations in commercial or light industrial areas where possible.
  - PS.2.5.3 Locate stations adjacent to collector or arterial streets.
  - PS.2.5.4 Locate stations adjacent to parks for training purposes, where possible.
  - PS.2.5.5 Avoid locating stations next to natural or man made barriers; such as freeways, extreme topography and railroad tracks; rather these barriers are better suited as command area boundaries.
  - PS.2.5.6 Consider and mitigate noise, light and police activity impacts on neighboring uses through site design.
  
- PS.2.6 Work with other Federal, State and regional departments, as well as, faith based and not-for-profit organizations, to find funding and solutions to common issues, including homelessness, mental health, drug and alcohol treatment programs and similar issues that face every community.**
  
- PS.2.7 Staffing levels for the Police Department should be based on an analysis of workload, deployment policies, and response times, with an emphasis on patrol operations. The staffing model published by the International City Manager’s Association Center for Public Safety Management (ICMA/CPSM) is a flexible operations model and framework that can be used to evaluate staffing levels and deployment scenarios.**

### Fire Protection

**Goal:** Provide quality fire protection and emergency services to residents, businesses and visitors to the City of Mesquite.

## PUBLIC SERVICES AND FACILITIES ELEMENT

Policy/Actions:

- PS.3.1 Set a baseline standard of four to eight minutes response time to a fire or other emergency.**
- PS.3.1.1 Response times over 6 minutes may consider other fire protection measures.
  - PS.3.1.2 Response times over 8 minutes shall require other fire protection measures (sprinklers, non-flammable building materials, etc.) be imposed by the Fire Department, as necessary.
- PS.3.2 Maintain a well-trained and well-equipped fire department by continually updating and revising public safety techniques.**
- PS.3.3 Provide for effective training and evaluation of personnel.**
- PS.3.4 Stay apprised of nuclear waste issues associated with Yucca Mountain as they evolve, including being prepared for possible transportation of hazardous materials along Interstate 15. Maintain special equipment for possible spills and keep such equipment in a ready condition at all times.**
- PS.3.5 Provide safe fire-fighting facilities of adequate size for the purpose, and in the best locations to meet standards for response time.**
- PS.3.5.1 Training areas to be located at the best site to allow for training with the least impact to surrounding uses.
  - PS.3.5.2 Locate stations along improved major or minor arterials, taking into consideration: street patterns: traffic volumes: topography: access (corner lots or drive through capability): not closer than 200 feet from a signalized intersection to avoid blocking; and response time.
  - PS.3.5.3 As the City's budget allows, perform an analysis of Fire Station #1 to identify any building code or structural issues, and functional deficiencies, and formulate an appropriate scope of work and plan to update the facility.
- PS.3.6 Strive to maintain a ratio of at least one firefighter per one thousand (1000) residents.**
- PS.3.7 Maintain and expand water facilities as needed to ensure adequate fire flow to the structures.**
- PS.3.8 Require that all new buildings and development in the City adhere to fire safety codes and be placed only where there is adequate response time, fire flow and/or other measures to be provided to meet the International Fire Code Standards.**

## PUBLIC SERVICES AND FACILITIES ELEMENT

- PS.3.8.1 Ensure that new projects have a well developed roadway system with appropriate width and surfaces on all public or private roads or shared driveways.
- PS.3.8.2 Require fire turn-arounds on any fire access exceeding a length of one hundred fifty (150) feet or more.
- PS.3.8.3 Ensure that at least two access points are provided to any development of more than twenty-four (24) units.

**PS.3.9 Strive to attain and maintain the best ISO fire protection rating possible, as the community grows**

### **Municipal and Justice Court**

**Goal:** Support justice and municipal court services at or above current levels by updating facilities and employees, in response to growth within the City of Mesquite and surrounding areas.

Policy/Actions:

- PS.4.1 Locate courts and other public buildings in areas where alternative modes of transportation are available (trails, bus stops, etc.)**
- PS.4.2 Design courts and other public buildings to foster civic pride and a sense of community by incorporating public art, historic monuments and other civic amenities.**
- PS.4.3 Build and equip court buildings to increase the life cycle and reduce overall maintenance costs, while providing resources for up-to-date technology.**
  - PS.4.3.1 Apply appropriate energy conservation and generation methods in new or remodeled courts and other public buildings.
- PS.4.4 Maintain a well-trained and well-equipped courthouse by continually updating and revising techniques that help the court run efficiently.**
- PS.4.5 Provide for effective training and evaluation of court personnel.**
- PS.4.6 Seek regional cooperative agreements for court related issues where applicable.**

PUBLIC SERVICES AND FACILITIES ELEMENT

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PUBLIC SERVICES AND FACILITIES ELEMENT

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**Figure 1-1 Existing Fire and Police Response Map**

PUBLIC SERVICES AND FACILITIES ELEMENT

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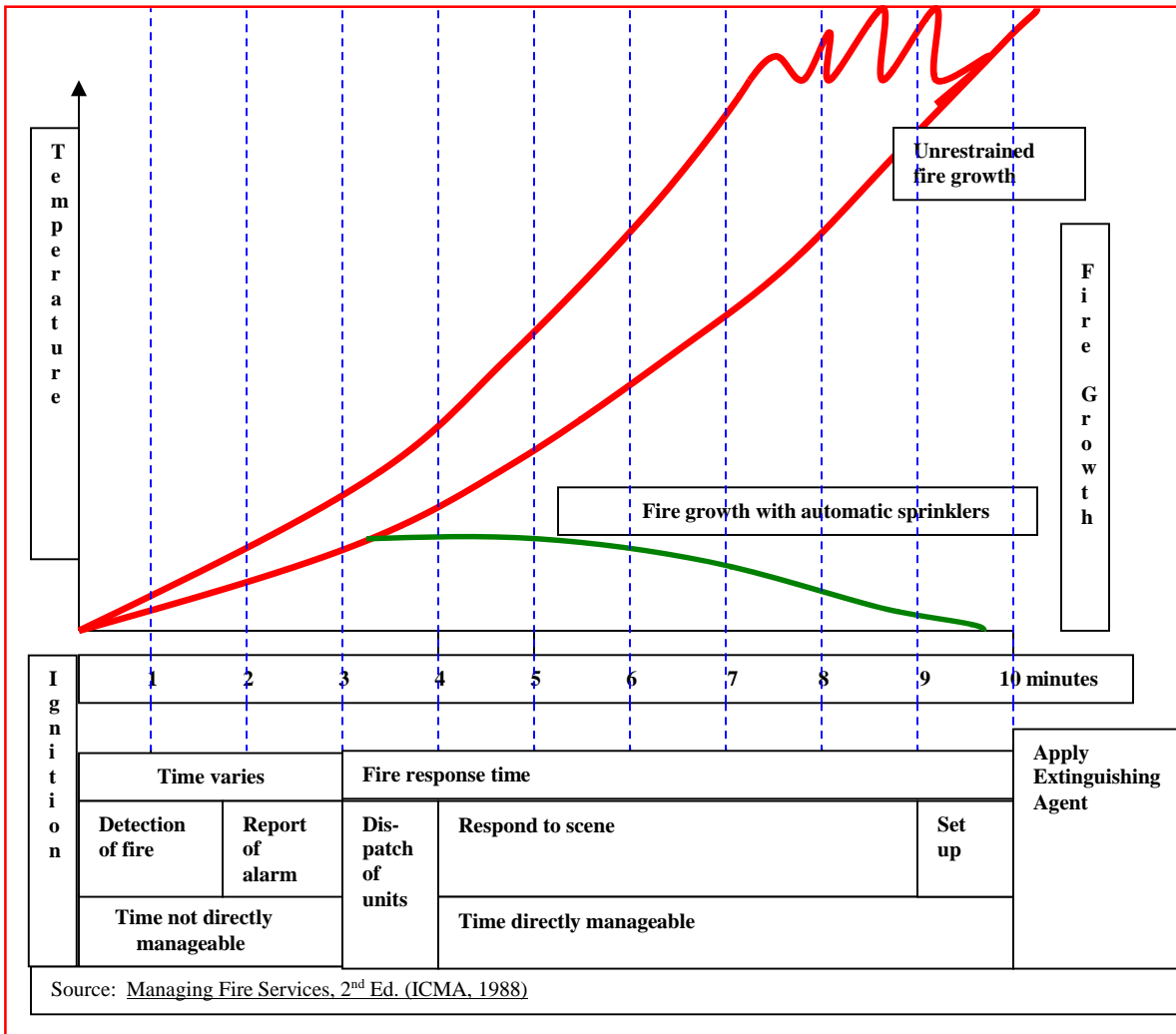
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**Figure 1-2 Proposed Fire and Police Response Map**

PUBLIC SERVICES AND FACILITIES ELEMENT

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Figure 1-3 Fire Growth versus Reflex Time



PUBLIC SERVICES AND FACILITIES ELEMENT

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## CHAPTER 2 – SOLID WASTE AND RECYCLING

### Introduction

Adequate solid waste management is a critical issue for small communities all across the United States. Waste management is a scientific, sophisticated, resource intensive and an on-going process. Innovated methods and efforts to recycle new materials are consistently being analyzed to improve current programs. However, the impact and effect of improperly managed solid waste is far more expensive to the community-at-large and can be extremely dangerous.

The City of Mesquite Master Plan will help guide decisions and address new challenges that stem from a) changing demographics; b) growth in population, employment and waste generation; c) limited capacity to process waste; and d) increases in land filling.



The State of Nevada established a recycling goal in 1991, with Assembly Bill No. 320. The law set the stage for Nevada's entrance into the world of recycling. State law sets a recycling goal of 25 percent within each municipality that has a recycling program. Since Nevada began tracking recycling, the statewide rate has steadily increased to over 21 percent. However, Clark County remains well below the state goal, and many of the constraints to recycle are due to the County's location, as well as, our community's.

Furthermore, new products with components that might be toxic or difficult to recycle are frequently and consistently introduced to the marketplace. In a system driven by the market and location constraints, Mesquite is challenged with fostering generator responsibility, product stewardship, and sound solid waste management and recycling. To address these challenges, the community will need unity, commitment to the environment and innovation towards the realistic goals and policies set forth.

As of December 31, 2019, approximately 4.5 percent (1330 tons) of materials brought to the Mesquite Landfill were recycled. Another 290 tons of materials were collected at the large drop-off recycling bins, including cardboard, newspapers, plastic jugs and aluminum cans. Additionally, several of the large commercial stores like Smith's and Walmart process their own cardboard materials for recycling.

The City of Mesquite Master Plan reflects a systematic effort to move the regional solid waste management system toward a vision of sustainability. To achieve a sustainable environment, the region must manage its waste in a manner that will not compromise future generations' ability to meet their needs.

### **Public/Private Partnership**

Municipal waste is transported to the City of Mesquite Municipal Landfill, which is owned by the City, operated by Virgin Valley Disposal, Inc. (VVD), and located in Lincoln County. VVD provides environmentally safe management of solid waste and carries out the City's recycling program. In addition to landfill management, VVD operates the refuse hauling for the Virgin Valley area, which includes Mesquite, Bunkerville, and parts of Arizona. Non-residents pay a premium to use the landfill.

The existing landfill is projected to last until the year 2036, based on a 2-4 percent annual population growth rate, if the compaction ratios and regulations on daily coverage do not increase. The debt service on the existing landfill is paid through the monthly garbage service fee. The fee includes the cost of the landfill, operator, recycling, and insurance to cover ultimate closure responsibilities. Discussion about a possible regional landfill with Mohave County will likely continue over the next 15 years.

VVD provides commercial and residential bins for solid waste and recycling. The City of Mesquite has automated 90 gallon containers and once a week pickup of solid waste. Residents pay a quarterly charge for solid waste pickup, however, recycling services are free. The program supplies individual recycling bins for residential, in addition to the larger drop-off bins located throughout the community. As of September 9, 2020, approximately 309 homes participated in curbside newspaper recycling, and approximately 380 homes participated in curbside aluminum recycling with about one-half of participants placing their bins out for pickup twice a month. Many residents alternatively use the larger, recycling drop-off containers located at area grocery stores.

Because recycling depends on the commodities market conditions, VVD must transport materials to Los Angeles, CA and Las Vegas, NV. If a facility becomes available in Las Vegas, or if "single stream" recycling is instituted, then opportunities for recycled materials would greatly improve. In the meantime, the community will continue the slow process of building participation and support for waste reduction and recycling.

VVD has been critical in the progression of the community's recycling programs and solid waste management. Further fostering the relationships between the City and VVD will help increase the health, safety, and welfare of the community. In order to reach state goals, this partnership will be assisted by the progression towards innovative ways to further manage solid waste and recycling.

### **Recycling Services**

Through the City's partnership with VVD, several services have been established to further the goals and policies of the community. These programs are aimed to provide convenient recycling opportunities for citizens. The following are the current services that are available in Mesquite:

Residential curbside recycling for newspaper and aluminum/steel cans.

Drop-off recycling for newspapers, cardboard, plastics, and aluminum/steel cans. Currently, there are three large bins located throughout the City.

Landfill recycling is extensive and includes several items that may be recycled. In addition to the standard items that can be recycled, the landfill also accepts household hazardous waste, steel, oil, antifreeze, batteries, and electronics.

### **Solid Waste and Recycling Goals, Policies and Actions**

The following goals emphasize the desired results that the community wants to achieve over the long term. The policy and action statements identify specific activities and standards to achieve the goals for Solid Waste and Recycling.

**Goal:** Reduce the generation of solid waste and recycle those materials that are used, in order to extend the lifespan of the Municipal Landfill.

#### **Policy/Actions:**

**SW.1.1 Provide solid waste disposal service and facilities, which are efficient and environmentally sound; provide opportunities for recover and reuse of waste resources; as well as, address the long range needs of the City.**

**SW.1.2 Manage and operate the solid waste sanitary landfill disposal facility in conformance with County, State and Federal regulations.**

SW.1.2.1 Prepare a solid waste plan which addresses operational requirements and procedures, range of services to citizens and other community users and limitations and restrictions on landfill materials.

**SW.1.3 Monitor programs in the City, which manage industrial waste and any hazardous waste storage, collection, transportation and disposal practices to ensure public health, safety and welfare.**

SW.1.3.1 Coordinate with the County and State agencies regarding activities and procedures of local and area businesses to identify any concerns regarding industrial waste or hazardous waste, which needs to be more closely monitored. Protect the landfill operation and sewer treatment plant from waste products, which cannot be properly treated.

SW.1.3.2 Educate the public about protecting desert environments and the consequences of illegal dumping.

**SW.1.4 Continue in the development of a community wide program to reduce the volume of solid waste through recycling.**

SW.1.4.1 Enhance public awareness about the importance of recycling and other options for waste treatment including waste-to-energy programs and composting.

PUBLIC SERVICES AND FACILITIES ELEMENT

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## CHAPTER 3 – WATER AND WASTEWATER

### Introduction

Water and wastewater is an essential function for the community. Water supply is a finite resource in the desert, which may constrain future growth if not managed appropriately. Furthermore, the management of wastewater provides opportunities to preserve and conserve the resource. The management of water and wastewater treatment is critical to protect the health, safety and welfare of the community, as well as, its natural resources.

Managing wastewater is a crucial function of the City. Sewer services provide notable conveniences associated with modern technology. Consequently, we often dismiss the hazardous conditions that may occur if wastewater is improperly managed.



Mesquite has experienced rapid growth and expansion of the City's boundaries over the last ten (10) years. In 2000, the U.S. Census Bureau reported a population of 9,389 people in Mesquite. The 2019 estimate has grown to 23,827 residents. (Please refer to the Population Element for more details.)

At the project level, water and wastewater service is generally a prerequisite for most forms of development proposed in the

community. Therefore, it is essential that utility improvements are coordinated with proposed projects.

The increasing scarcity of water in Southern Nevada, along with rapid population increases, further emphasizes the need for appropriate water management practices. Often, water resource management is given priority before wastewater collection. However, wastewater collection deserves a greater emphasis, due to the important opportunity to reuse or recycle grey water.

Greater efficiencies to minimize waste in water collection and wastewater are becoming increasingly significant, given the depletion of water resources. Reuse systems provide a method to limit water waste and create an opportunity for sustainability in Mesquite. Additionally, the reuse system reduces the impact of sewage on the community's natural resources and the public's health by avoiding effluent discharge into the Virgin River.

The City of Mesquite's Master Plan will help guide decisions and address new challenges that stem from:

- a) changing demographics;
- b) growth in population and increased waste generation;

- d) natural resource management; and
- e) increased demand on current facilities.

The following sections address water facilities and the City’s wastewater system, which consists of collection, treatment and a reuse water system.

### **Water**

Most of the potable water is extracted from the ground in Hydrographic Basin 222. Virgin Valley Water District (VVWD) is the primary purveyor of water in the community. VVWD provides water to Mesquite and Bunkerville, through nine production wells with other wells planned. Other facilities include two (2) new pump stations that have been built to serve the community’s needs. Furthermore, in order to address above standards of arsenic, five (5) arsenic treatment plants have been built.

Several challenges for potable water resources are present in the community, and will continue as the community utilizes other water rights. Challenges include water quality and the existences of arsenic, which require further treatment if levels exceed standards. Water rights utilized from the Virgin River, would require desalination given the high silt content. In addition, competing water resources demands with Arizona and Utah poses other challenges for the community. However, conservation efforts will relieve conflictions of allocation of resources in the valley and extend usage of higher quality water rights. VVWD Water Conservation Plan was adopted in 2020 and is intended to be enforced at all times, regardless of water availability. Continue efforts of conservation and efficient use of water will benefit the community, environment, as well as, the ratepayer.

### **Wastewater Treatment**

The community’s wastewater system begins when used water enters the drain system of a building. At a certain point, the drains collect and enter into the sewer system. The sewer system is generally gravity fed and collects into a series of sewer pipes, which transport the wastewater to the treatment facility. The wastewater is treated using various natural and chemical methods and filters to meet state and federal standards. Once treated, the effluent waters are earmarked as “reuse” grey waters and sold for various purposes.

The City of Mesquite was incorporated in 1984, at which time the wastewater treatment consisted of an aerated lagoon, evaporation pond, and effluent disposal on neighboring farm land; Clark County Sanitation District (CCSD) owned and operated this facility. In 1989, the City assumed ownership and operation of the wastewater treatment plant (WWTP), and subsequently upgraded the treatment process to include constructed wetlands and rapid infiltration basins. The upgrades were completed in 1991.

Due to growth, a Facility Planning Study (FPS) was prepared in 1994. The results of the study recommended construction of a mechanical WWTP, which was completed in 1996. The mechanical WWTP consisted of an oxidation ditch process, with an aerated lagoon and the constructed wetlands remaining as a back up. The City also began supplying treated effluent (grey) water to the Oasis Resort for irrigation of their golf course, which allowed the rapid infiltration basin to be subsequently decommissioned. Effluent filters were added in 2002 to ensure zero-buffer, high quality, reuse water for increased distribution to other customers.

With population exceeding the projected rates, the City completed a new FPS in 2006, in order to address many of the impacts associated with growth. In June of 2006, the City had about 12,500 Equivalent Residential Units (ERU). The Public Works Department tracks population growth through ERUs, which is based on the plumbing fixture count for a particular building. The 2006 FPS identified the best options to address the increase in demand on existing wastewater facilities. The Study used the build out number of 36,100 ERUs as the design criteria, which represents an average wastewater flow of 7.2 million gallons per day (mgd). This build out was completed.

The current facility consists of several elements to ensure that the wastewater complies with state and federal regulations. Those elements include headworks, an oxidation ditch, secondary clarifiers, a RAS/WAS pump station, effluent filters, disinfection, effluent pumping, solids dewatering, aerated lagoon and wetlands. Additionally, there is a Westside lift station that conveys all wastewater from the Westside interceptor to the WWTP. Once the wastewater is processed, the discharge consists of solid waste and treated water. The solid waste is transported to the City of Mesquite landfill and the treated reuse water is sold for various purposes.

### **Reuse System**

Treated wastewaters that are reintroduced into the system are considered reuse or effluent waters. Effluent waters which have been treated to the state and federal standards may be sold and reused. The City currently sells, under contract, reuse water to the following golf courses: Oasis, Falcon Ridge, and is under contract with Wolf Creek.

The City's reuse system consists of pipelines, a pump station and storage ponds. Originally, the system consisted of a 12-inch pipeline that conveyed the reuse water to the Oasis Ponds, for use on the Oasis golf course.

In 2004, Phase 1 of the reuse system improvements project was completed and consisted of the Pulsipher Wash Booster Pump Station and various pipelines on the west side of the City. These improvements provided reuse water to the Falcon Ridge Golf Course. Phase 2 consisted of a reuse storage pond and associated detention basin for two washes, Pulsipher and Abbott.

By reusing or recycling the effluent waters, the community utilizes nearly all of the wastewater that it produces. Recycling wastewater offers a method of processing that creates no discharge or impact on the Virgin River. Fortunately, with the many golf courses in Mesquite, we handle considerable demands for reuse and foster a unique opportunity for the City to develop the reuse system. In addition, the efficient usage of water is critical in a desert environment, and demonstrates our conscious stewardship of a valuable, depleting resource.

Water and **Wastewater Goals, Policies and Actions**

The following goals emphasize the desired results that the community wants to achieve over the long term. The policy and action statements identify specific activities and standards to achieve the goals for Water and Wastewater.

**Goal:** Provide quality wastewater services that promote the health, safety and welfare of the community as well as the efficient use of resources.

**Policy/Actions:**

**WW.1.1 Promote a safe and effective wastewater treatment system.**

**WW.1.2 Facilitate orderly community development which can be efficiently and economically served by public agencies responsible for community infrastructure.**

WW.1.2.1 Direct new development to land areas, which utilize existing or planned infrastructure and available utility service capacity.

WW.1.2.2 Locate future services in direct response to the Master Plan land use decisions. Prevent changes to the adopted land use pattern or timing of development that are based solely on the provision of wastewater treatment services.

WW.1.2.3 Attribute sewer costs to be paid for by new development. Cost of service shall include the cost of extending service lines or additional facilities to the site.

**WW.1.3 Provide for the continuous safe and healthy disposal of wastewater.**

**WW.1.4 Upgrade public services and utilities in areas which are not adequately served.**

**WW.1.5 Focus development to areas that are currently served by existing infrastructure, facilities or systems, which can be logically extended by the developer.**

**WW.1.6 Do not permit development or development densities, which strains the efficient and economical operations of the City's wastewater services.**

**WW.1.7 Secure an appropriate site for the future western area WWTP site when needed.**

**WW.1.8 Continue to operate facilities that minimize the impacts on the environment.**

## PUBLIC SERVICES AND FACILITIES ELEMENT

- WW.1.9.1 Avoid discharge of effluent water that compromises the ecosystem of the Virgin River.
- WW.1.9.2 Ensure that discharge and disposal of effluent and sludge from sewage treatment facilities do not violate applicable state and federal discharge and water quality standards.
- WW.1.9.3 Support efforts to reuse sludge in the most environmentally advantageous way.

**WW.1.9 Cooperate with the Virgin Valley Water District to provide water service to existing residents, and plan for expansion of facilities to support new development.**

PUBLIC SERVICES AND FACILITIES ELEMENT

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## Technical Review Meeting Agenda Item Report

Submitted by: Amy Gale  
Submitting Department: Mayor & Council  
Meeting Date: February 2, 2021

**Subject:**

Discussion and possible action regarding filling the vacant position of City Attorney and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

**Recommendation:**

Provide direction to Staff regarding filling the vacant position

**Petitioner:**

Brian Wursten, Councilmember

**Is this a budgeted item?**

No

**Fiscal Impact:**

Indeterminable at this time

**Background:**

Mesquite City Charter Section 3.050 defines the City Attorney as the Chief legal officer of the City. This legal officer advises the City Council and all of the offices, departments and divisions of the City in all matters with respect to the affairs of the City; prosecutes any violation of law occurring within the City that the Nevada Revised Statutes authorize a City to prosecute; determines whether the City should initiate any judicial or administrative proceedings; and performs such other duties as may be designated by the City Council or prescribed by ordinance.

During the January 12, 2021 meeting, Council directed staff to hire a headhunter to help fill the City Attorney position. This agenda item would provide further direction to Staff regarding filling that position.

**Attachments:**

- [Jan 12, 2021 City Attorney Agenda Item.pdf](#)



## City Council Meeting Agenda Item Report

Submitted by: Amy Gale  
Submitting Department: Human Resources  
Meeting Date: January 12, 2021

### **Subject:**

Consideration of providing direction to staff on how to fill the vacant position of City Attorney, whether it be on a contractual basis or an in-house City Attorney, the recruitment process and other matter properly related thereto.

- Public Comment
- Discussion and Possible

### **Recommendation:**

Direct staff on how to fill the vacant position of City Attorney, whether it be on a contractual basis or an in-house City Attorney, the recruitment process and other matter properly related thereto.

### **Petitioner:**

Gina Mendez, HR Director

### **Is this a budgeted item?**

No

### **Fiscal Impact:**

Estimated at \$25,000.

### **Background:**

Mesquite City Charter Section 3.050 defines the City Attorney as the Chief legal officer of the City. This legal officer advises the City Council and all of the offices, departments and divisions of the City in all matters with respect to the affairs of the City; prosecutes any violation of law occurring within the City that the Nevada Revised Statutes authorize a city to prosecute; determines whether the City should initiate any judicial or administrative proceedings; and performs such other duties as may be designated by the City Council or prescribed by ordinance. The City is in need of filling this vacancy.

### **Attachments:**

-





## Technical Review Meeting Agenda Item Report

Submitted by: Aaron Baker

Submitting Department: City Manager

Meeting Date: February 2, 2021

### **Subject:**

Review of findings by the City Manager as to confirm use of City Resources for Political purposes by the Mesquite Police Officer's Association with direction for remedy to the extent possible and answer from staff as to whether the Mesquite Police Officer's Association Collective Bargaining Agreement allowing the nominal use of City Resources extends to the Mesquite Police Officer's Association Political Action Committee.

- Public Comment
- Discussion and Possible Action

### **Recommendation:**

Review the findings and direct staff for remedy answers as to whether the Mesquite Police Officer's Association Collective Bargaining Agreement allowing the nominal use of City Resources extends to the Mesquite Police Officer's Association Political Action Committee.

### **Petitioner:**

Brian Wursten, City Council member

### **Is this a budgeted item?**

No

### **Fiscal Impact:**

### **Background:**

### **Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**

Public Comment

**Recommendation:**

**Petitioner:**

Tracy E. Beck, City Clerk

**Is this a budgeted item?**

No

**Fiscal Impact:**

None

**Background:**

**Attachments:**

-



## Technical Review Meeting Agenda Item Report

Submitted by: Tracy Beck  
Submitting Department: City Clerk  
Meeting Date: February 2, 2021

**Subject:**  
Adjournment

**Recommendation:**

**Petitioner:**  
Tracy E. Beck, City Clerk

**Is this a budgeted item?**  
No

**Fiscal Impact:**  
None

**Background:**

**Attachments:**

-