



## Legislation Details (With Text)

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**File #:** 2010-1180      **Version:** 1

**Type:** Report      **Status:** Read, Received and Filed

**File created:** 12/7/2010      **In control:** Committee on Land Use and Economic Development

**On agenda:**      **Final action:** 12/7/2010

**Enactment date:**      **Enactment #:**

**Effective date:**

**Title:** Report of the Committee on Land Use and Economic Development for December 1, 2010 with an Affirmative Recommendation.

**Sponsors:**

**Indexes:** REPORT OF COMMITTEE

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
12/7/2010	1	City Council	Read, Received and Filed	Pass

Report of the Committee on Land Use and Economic Development for December 1, 2010 with an Affirmative Recommendation.