

**CITY OF NORTH LAS VEGAS  
REGULAR CITY COUNCIL MEETING MINUTES**

January 3, 2001

**CITY COUNCIL INFORMATION SESSION**

**CALL TO ORDER**

6:00 P.M. City Manager's Conference Room, 2200 Civic Center Drive, North Las Vegas, Nevada

- a. Verification
- b. Discussion of City Council Agenda
- c. Traffic Calming Devices
- d. Discussion regarding flying the MIA/POW flag on City property (Stricken)
- e. Possible amendments to sign requirements for commercial and industrial zones (Continued to February 7, 2001)
- f. Homeless Assistance Programs (Stricken)
- g. Public Comment

**CITY COUNCIL MEETING**

**CALL TO ORDER**

7:04 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**PRESENT**

Mayor Michael L. Montandon  
Mayor Pro Tempore William E. Robinson  
Councilman John K. Rhodes  
Councilwoman Stephanie S. Smith  
Councilman Shari Buck

**STAFF PRESENT**

City Manager Kurt Fritsch  
Assistant City Manager Michele Richardson  
City Clerk Eileen M. Sevigny  
City Attorney Sean T. McGowan  
Finance Director Vytas Vaitkus  
Human Resources Director Dan Tarwater  
Public Works Director Jim Bell

Development Services Director Tom Bell  
Parks & Recreation Director Ken Albright  
Community Development Director  
Jacque Risner  
Chief of Police Joe Tillmon  
Fire Chief Robert Dodge  
Detention Services Chief Ken Ellingson

Public Information Officer Brenda Johnson

Assistant City Clerk Karen L. Storms

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Eileen M. Sevigny, CMC, City Clerk

**INVOCATION**

Pastor George White  
Shield of Faith Christian Center

**PLEDGE OF ALLEGIANCE**

Councilman Shari Buck

**AGENDA**

**1. REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF JANUARY 3, 2001.**

**ACTION: APPROVED**

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith  
and Buck

NAYS: None

ABSTAIN: None

**PUBLIC HEARINGS - 7:05 p.m.**

**2. APPEAL OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-67-00, TURTLE STOP (HIDDEN CANYON), AN APPLICATION SUBMITTED BY PAUL D. AND MARGARET E. DUNN, FOR A USE PERMIT IN AN M-2 DISTRICT TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GOWAN ROAD AND COLEMAN STREET. (ASSOCIATED ITEM NO. 3; UN-68-**

**00)**

Mayor Montandon opened the Public Hearing.

Development Services Director Tom Bell explained at the meeting of October 25, 2000, the Planning Commission approved UN-67-00 subject to nine conditions. The applicant was proposing to develop a convenience store with gas pumps. The application was appealed; however, it did comply with all design requirements. Staff recommended approval.

Mayor Montandon questioned whether The Desert Lounge currently held non-operating status. Mr. Bell responded it did.

**Paul Dunn, 3610 Coleman Street, North Las Vegas**, clarified he had filed the appeal because he lived directly across the street from the property and had a child on life support equipment. He felt the noise and chemicals used would be a detriment to his health. Mr. Dunn purchased his home in North Las Vegas because he felt the area would be beneficial to his son's health and he was opposed to the proposed use.

Mayor Montandon asked if The Desert Lounge was open or closed when Mr. Dunn moved in. Mr. Dunn responded it was closed. Mayor Montandon pointed out Coleman Street had a cross between heavy industrial uses and residential uses and it would be difficult to deny a property owner the right to develop his property as he saw fit.

**George Garcia, 2501 Green Valley Parkway #108, Henderson**, represented the applicant and stated the state of the art equipment proposed to be used in both the gas station and the car wash would be closely regulated by air quality standards. Mr. Garcia stated this was a prime opportunity to redevelop a dilapidated facility. The alternative of a heavy industrial use would create a worse health hazard than the proposed project.

Councilwoman Smith sympathized with Mr. Dunn but recognized it was Council's responsibility to protect property rights as well. She asked Mr. Garcia if he had worked with Mr. Dunn to try to mitigate the impact of the facility. Mr. Garcia stated he was working with Staff to ensure a 20-foot landscape buffer along the portion that faced the residential neighborhood. The hours of operation of the car wash would be restricted as well to lessen late night noise. Mr. Garcia stated he would agree to including that as a condition of approval. He stated he would be willing to meet with Mr. Dunn to come to an equitable solution. Mr. Garcia pointed out there would be other items in the future presented both to Staff and the Planning Commission with regard to the remainder of the site.

**Mary Ann Dutchover, 3438 Kidd Street, North Las Vegas**, voiced her opposition to the proposed project and asked if a traffic study had been completed on Coleman Street. Mayor Montandon explained it was a condition of approval but was not yet completed. She requested she be contacted when the study was complete. Ms. Dutchover presented a

petition signed by residents in opposition to the project.

**Curtis McLemore, 3347 Kemp, North Las Vegas** spoke against the proposed use and suggested before a new development be approved, the City should put in street lights and street signs to the benefit of the existing residents first.

Councilwoman Smith questioned the necessity of the car wash and asked Mr. Garcia if the project would still be viable without it. Mr. Garcia responded it would be detrimental to the business but not catastrophic. Mr. Garcia pointed out the applicant had been attempting to acquire the next parcel to the south to place the car wash there; moving it further away from the residential area. Councilwoman Smith asked if it would create a problem to continue the decision on the car wash until the acquisition issues were completed. Mr. Garcia stated he would be amenable to that. Mayor Montandon pointed out if they did acquire the additional parcel, the use permit process would begin again.

Mayor Montandon closed the Public Hearing. An additional request to speak was received.

ACTION: RE-OPEN THE PUBLIC HEARING.

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

**Herman Thrower, 3305 Kemp Street, North Las Vegas**, stated he was the previous owner of the property and had sold the property to Mr. Zachau at a substantial loss.

Councilwoman Smith asked if Mr. Thrower was opposed to the proposed use. Mr. Thrower stated he did not care how the property was developed.

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION UPHELD; UN-67-00 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Standard Condition 1 That a traffic study is required.
2. Standard Condition 2 That a comprehensive drainage study is required.
3. Standard Condition 4 That development shall generally conform to the site plan as submitted or as amended herein.

4. Standard Condition 6 That landscaping shall be provided in accordance with ordinance requirements.
5. Standard Condition 7 That the driveway location and parking plan shall be subject to review and approval by the North Las Vegas Traffic Engineer.
6. Standard Condition 8 That the final site development plan shall be subject to site plan review and approval by staff.
7. Standard Condition 10 That subsequent expansion or additions to the use shall be subject to Planning Commission review and approval
8. Standard Condition 11 That the development shall comply with all applicable codes and ordinances.
9. Standard Condition 12 That the use permit is site specific and nontransferable.
10. Standard Condition 14 That approval of the use permit shall not constitute or imply approval or eligibility of any privileged business license that may be required by the City.
11. Standard Condition 15 That development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
12. Standard Condition 22 That phasing shall be subject to review and approval by staff.
13. Standard Condition 27 That technical design comments will be made at the time development plans are submitted.
14. Standard Condition 29 That a water network analysis must be provided prior to development.
15. That the development of this site be in compliance with the Commercial Design Standards, including but not limited to:
  - a. That a photometric lighting plan be provided in conjunction with the building plans. The photometric lighting plan shall be prepared by an electrical engineer registered in Nevada and shall be in compliance with the standards outlined in the Commercial Design Standards; and

- b. That all proposed signage be identified on the building plans. The sign shall be a monument sign and shall match the main building in design, color and materials; and
  - c. That the gas canopy be designed using the same materials and colors as the main building, including the clay tiles, stucco columns and associated pop-outs; and
  - d. That the perimeter landscaping incorporate a berm and/or wall not to exceed three feet in height to prevent headlights from glaring onto public streets; and
  - e. That every measure possible be taken to preserve the existing mature Mondel Pines on this site. If possible, the trees should be incorporated into the site's overall landscaping plan; and
- 16. That any and all noise and/or music generated from the site be contained within the property boundaries; and
  - 17. That all commercial driveways be a minimum of 32 feet in width; and
  - 18. That all off-site street improvements be constructed prior to the issuance of a certificate of occupancy; and
  - 19. That all structures be in compliance with the 1997 Uniform Fire Code with amendments as adopted by Ordinance 1283; and
  - 20. That any violation of the conditions mentioned herein shall warrant a review of all the uses by the Planning Commission at a Public Hearing. The Planning Commission may consider revocation of one or both of the special use permits.
  - 21. Gas pumps be limited to two (2).

MOTION: Councilman Buck

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

**3. APPEAL OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-68-00, TURTLE STOP (HIDDEN CANYON), AN APPLICATION SUBMITTED**

**BY PAUL D. AND MARGARET E. DUNN, FOR A USE PERMIT IN AN M-2 DISTRICT TO ALLOW A CAR WASH ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GOWAN ROAD AND COLEMAN STREET. (ASSOCIATED ITEM NO. 2; UN-67-00)**

Mayor Montandon opened the Public Hearing.

**Mark Thrower**, owner of the adjacent property stated it was his understanding the applicant needed additional space to operate the car wash. Mayor Montandon pointed out the City Council did not come between real estate transactions; therefore the item would be tabled until the transaction was complete.

Mr. Thrower stated he had heard, third hand, his property was not large enough to develop on his own. Mayor Montandon stated it was possible that was someone's opinion but it was not City policy. Mr. Thrower stated he would not be forced into selling his property.

ACTION: CONTINUED TO FEBRUARY 7, 2001

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

**4. VAC-17-00; AN APPLICATION SUBMITTED BY ALPHA ENGINEERING ON BEHALF OF GOWAN/REVERE LLC, PROPERTY OWNER, TO VACATE THE EASTERLY 10 FEET OF REVERE STREET LOCATED BETWEEN GOWAN ROAD AND COLTON AVENUE.**

Mayor Montandon opened the Public Hearing.

Development Services Director Tom Bell stated on October 25, 2000, the Planning Commission reviewed and unanimously recommended approval of the subject vacation. The Master Plan of Streets and Highways indicated Revere Street was an 80-foot right-of-way. Currently, the half street portion of Revere Street between Colton Street and Gowan Road abutting the applicant's property was 50 feet in width. Staff recommended approval of the vacation of the 10 feet of Revere Street that was no longer needed.

**Evan Nef, Alpha Engineering, 50 South Jones, Las Vegas**, appeared to answer any questions.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

### **CONSENT AGENDA**

#### **5. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF DECEMBER 20, 2000.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

#### **6. APPROVAL OF PRIVILEGED BUSINESS LICENSES (Exhibit A):**

	<b><u>BUSINESS NAME</u></b>	<b><u>LICENSE TYPE</u></b>	<b><u>ACTIVITY</u></b>
1.	<b>WILLIAM W. WIRTZ, CHAIRMAN DBA: COORS OF LAS VEGAS 1849 W CHEYENNE AVE NORTH LAS VEGAS, NEVADA <u>PENDING FINAL POLICE INVESTIGATION APPROVALS</u></b>	<b>LIQUOR</b>	<b>WHOLESALE LIQUOR DISTRIBUTOR</b>
2.	<b>WILLIAM W. WIRTZ, CHAIRMAN DBA: DELUCA LIQUOR &amp; WINE LTD. 1849 W CHEYENNE AVE NORTH LAS VEGAS, NEVADA <u>PENDING FINAL POLICE INVESTIGATION APPROVALS</u></b>	<b>LIQUOR</b>	<b>WHOLESALE LIQUOR DISTRIBUTOR AND WAREHOUSE</b>
3.	<b>THOMAS L. VOWELL, PRES. DBA: MAGIC WAND TRUCK STOP 1100 E COLTON AVE</b>	<b>LIQUOR GAMING GROSS SALES</b>	<b>BEER &amp; WINE OFF SALE (7) SLOT MACHINES TRUCK STOP WITH A</b>



and Buck  
NAYS: None  
ABSTAIN: None

**9. APPROVAL TO AWARD BID NO. B-1092 TO SNE EQUIPMENT SERVICES, IN THE AMOUNT OF \$108,875 TO PURCHASE AN ASPHALT PATCH UNIT FOR THE PUBLIC WORKS DEPARTMENT.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck  
NAYS: None  
ABSTAIN: None

**10. APPROVAL TO RENEW THE CONTRACT WITH SOUTHWEST MEDICAL ASSOCIATES, INC., IN THE APPROXIMATE AMOUNT OF \$150,000, FOR INDUSTRIAL MEDICAL SERVICES FOR SELF-INSURING WORKERS' COMPENSATION. (CNLV Contract No. C-3195)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck  
NAYS: None  
ABSTAIN: None

**11. APPROVAL OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH PARDEE CONSTRUCTION COMPANY OF NEVADA TO PROVIDE FOR A PORTION OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT ANN ROAD AND ALLEN LANE IN THE ESTIMATED AMOUNT OF \$17,356 OR 4.8% OF THE TOTAL COST; ANN ROAD AND VALLEY DRIVE IN THE ESTIMATED AMOUNT OF \$4,919 OR 1.0% OF THE TOTAL COST; AND WASHBURN ROAD AND ALLEN LANE IN THE ESTIMATED AMOUNT OF \$4,218 OR 1.0% OF THE TOTAL COST ASSOCIATED WITH THE FERRELL/HAMMER SUBDIVISION. (CNLV Contract No. C-4844)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

12. **APPROVAL OF A CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH CLARK COUNTY SCHOOL DISTRICT FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS AT TROPICAL PARKWAY AND COMMERCE STREET IN THE ESTIMATED AMOUNT OF \$48,399 OR 9.1% OF THE TOTAL COST; ANN ROAD AND COMMERCE STREET IN THE ESTIMATED AMOUNT OF \$17,020 OR 3.2% OF THE TOTAL COST; TROPICAL PARKWAY AND NORTH 5<sup>TH</sup> STREET IN THE ESTIMATED AMOUNT OF \$14,758 OR 3.0% OF THE TOTAL COST; CENTENNIAL PARKWAY AND NORTH 5<sup>TH</sup> STREET IN THE ESTIMATED AMOUNT OF \$15,424 OR 2.9% OF THE TOTAL COST; AND SCHOOL ZONE FLASHING LIGHTS - TWO LOCATIONS IN THE ESTIMATED AMOUNT OF \$51,564 OR 100% OF THE TOTAL COST, ASSOCIATED WITH THE ELEMENTARY SCHOOL AT COMMERCE STREET AND TROPICAL PARKWAY.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

13. **APPROVAL OF REGIONAL TRANSPORTATION COMMISSION INTERLOCAL CONTRACT NO. 360 - OWENS AVENUE, I-15 TO PECOS ROAD (CNLV Contract No. C-4842); INTERLOCAL CONTRACT NO. 363 - PM-10 MITIGATION PAVING IMPROVEMENT PROJECTS (CNLV Contract No. C-4843); AND SUPPLEMENTAL INTERLOCAL CONTRACT NO. 310A - CRAIG ROAD, DECATUR BOULEVARD TO COMMERCE STREET (CNLV Contract No. C-4343).**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith  
and Buck  
NAYS: None  
ABSTAIN: None

**14. APPROVAL OF AN AGREEMENT GRANTING \$10,000 IN GENERAL FUND  
SUBSIDY TO CATHOLIC CHARITIES OF SOUTHERN NEVADA TO PROVIDE  
RESTROOM FACILITIES FOR THE UNSHELTERED HOMELESS. (CNLV  
Contract No. C-4841)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith  
and Buck  
NAYS: None  
ABSTAIN: None

**15. AUTHORIZATION TO PUBLISH THE 2001 MUNICIPAL ELECTION  
PROCLAMATION.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith  
and Buck  
NAYS: None  
ABSTAIN: None

**16. RATIFICATION OF THE SOUTHERN NEVADA REGIONAL PLAN (SET PUBLIC  
HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith  
and Buck  
NAYS: None  
ABSTAIN: None

**17. ESTABLISHMENT OF A GAMING ENTERPRISE DISTRICT AT THE NORTHWEST CORNER OF COMMERCE STREET AND CRAIG ROAD. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

**18. AMP-24-00; AN APPLICATION SUBMITTED BY GOLF ADVICE, INC. ON BEHALF OF JUPITER GOLF COMPANY LAS VEGAS LIMITED, PROPERTY OWNER, TO REMOVE A PORTION OF GOLDFIELD STREET BETWEEN CRAIG ROAD AND THE MIDDLE/WESTERN TRIBUTARY OF THE LAS VEGAS WASH FROM THE MASTER PLAN OF STREETS AND HIGHWAYS. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

**19. APPEAL SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF U.S. MORTGAGE CORP. REGARDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE AMP-25-00 (COLLIER'S INTERNATIONAL); AN APPLICATION SUBMITTED BY LORI FERRARIO ON BEHALF OF U. S. MORTGAGE CORPORATION, PROPERTY OWNER, TO CHANGE THE COMPREHENSIVE PLAN FROM BUSINESS, RESEARCH OR DEVELOPMENT PARK TO LIGHT INDUSTRIAL FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CLAYTON STREET AND EVANS STREET. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith

and Buck  
NAYS: None  
ABSTAIN: None

20. **APPEAL SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF U.S. MORTGAGE CORP., REGARDING THE DECISION OF THE PLANNING COMMISSION TO APPROVE ZN-35-00 (COLLIER'S INTERNATIONAL); AN APPLICATION SUBMITTED BY LORI FERRARIO ON BEHALF OF U.S. MORTGAGE CORPORATION, PROPERTY OWNER, TO CHANGE THE ZONING FROM R-1 SINGLE FAMILY RESIDENTIAL TO M-1 BUSINESS PARK INDUSTRIAL FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CLAYTON STREET AND EVANS AVENUE. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck  
NAYS: None  
ABSTAIN: None

21. **APPEAL SUBMITTED BY GEORGE GARCIA ON BEHALF OF UNLIMITED HOLDINGS, INC., REGARDING THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-26-00 (NORTH 5<sup>TH</sup> STREET & DEER SPRINGS APARTMENTS); AN APPLICATION SUBMITTED BY UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE DESIGNATION FROM MDR (MEDIUM DENSITY RESIDENTIAL [4.5 - 10 DU/ACRE]) TO M-HDR (MEDIUM-HIGH DENSITY RESIDENTIAL [8 - 13 DU/ACRE]) GENERALLY LOCATED AT THE NORTHWEST CORNER OF NORTH 5<sup>TH</sup> STREET AND DEER SPRINGS WAY. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson  
SECOND: Councilman Buck  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck  
NAYS: None  
ABSTAIN: None

22. **APPEAL SUBMITTED BY GEORGE GARCIA ON BEHALF OF UNLIMITED HOLDINGS, INC., REGARDING THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-36-00 (NORTH 5<sup>TH</sup> & DEER SPRINGS APARTMENTS); AN APPLICATION SUBMITTED BY UNLIMITED HOLDINGS, PROPERTY OWNER, TO CHANGE THE ZONING FROM R-E RANCH ESTATES TO R-3 MULTI-FAMILY RESIDENTIAL GENERALLY LOCATED AT THE NORTHWEST CORNER OF NORTH 5<sup>TH</sup> STREET AND DEER SPRINGS WAY. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

23. **APPEAL SUBMITTED BY GEORGE GARCIA ON BEHALF OF VERONICA VALENTINE REGARDING THE DECISION OF THE PLANNING COMMISSION TO DENY AN EXTENSION OF TIME FOR USE PERMIT UN-94-98 (SIMMONS PLAZA); AN APPLICATION SUBMITTED BY KENYON, LLC, PROPERTY OWNER, TO ALLOW A CONVENIENCE STORE WITH GAS PUMPS GENERALLY LOCATED ON SIMMONS STREET APPROXIMATELY 280 FEET NORTH OF ANN ROAD. (SET PUBLIC HEARING FOR FEBRUARY 7, 2001)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 7, 2001

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

NAYS: None

ABSTAIN: None

### **BUSINESS**

24. **APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY VN-12-00; AN APPLICATION SUBMITTED BY FLUORESCO SIGN ON BEHALF OF**

**VILLAGE BUILDERS 98 LP, PROPERTY OWNER, FOR A VARIANCE FOR WALGREENS PHARMACY TO ALLOW ADDITIONAL SIGNAGE TO EXCEED THE MAXIMUM SQUARE FOOTAGE ALLOWED ON PROPERTY LOCATED AT 3030 NORTH LAS VEGAS BOULEVARD. (PUBLIC HEARING HELD AND CLOSED; TABLED DECEMBER 20, 2000)**

Development Services Director Tom Bell explained there was an existing 130 square foot Walgreen's sign at the location. By code, the applicant was allowed an additional seven feet of signage. The applicant requested a total of 364 square feet of signage.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and stated their desire to add additional signage on the existing McDonald's sign. The property contained two commercial developments; thus creating a hardship with regard to signs. Mr. Gronauer stated since the previous hearing, he had met with the applicant and requested further revisions to the sign. The new proposal reduced the total square footage for the proposed Walgreens sign. The top cabinet was reduced to 135 square feet; the bottom cabinet was reduced to 57 square feet, for a total of 192 square feet.

Councilwoman Smith requested Staff develop a policy that dealt with signage issues for joint ownership of parcels. She suggested both parties be made aware of the signage allotment so that variances were not necessary.

Mayor Montandon stated the issue of signage was discussed in the Council Information Session and it was incumbent upon Council to establish a method of garnering cooperation among all owners of multiple owner properties.

Mr. Bell added those issues would be addressed in the revisions of the commercial and industrial sign ordinances.

**ACTION:** PLANNING COMMISSION DECISION REVERSED; VN-12-00 APPROVED AS ILLUSTRATED IN EXHIBIT B.

**MOTION:** Councilwoman Smith

**SECOND:** Mayor Montandon

**AYES:** Mayor Montandon, Mayor Pro Tempore Robinson, Councilman Rhodes, Smith and Buck

**NAYS:** None

**ABSTAIN:** None

**ORDINANCES**

**INTRODUCTION ONLY**

25. **ORDINANCE NO. 1474; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CRAIG ROAD AND VALLEY DRIVE (ZN-11-98; CRAIG VALLEY PROFESSIONAL PLAZA); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1474 as introduced by the City Clerk:

ORDINANCE NO. 1474; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CRAIG ROAD AND VALLEY DRIVE (ZN-11-98; CRAIG VALLEY PROFESSIONAL PLAZA); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION FOR JANUARY 17, 2001

26. **ORDINANCE NO. 1475; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF WASHBURN ROAD AND DECATUR BOULEVARD (ZN-28-96, ARBOR GATE); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1475 as introduced by the City Clerk:

ORDINANCE NO. 1475; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF WASHBURN ROAD AND DECATUR BOULEVARD (ZN-28-96, ARBOR GATE); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION FOR JANUARY 17, 2001

27. **ORDINANCE NO. 1476; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED NORTH OF TROPICAL PARKWAY, BETWEEN VALLEY DRIVE AND ALLEN LANE (ZN-15-99, HIGHLAND HILLS); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1476 as introduced by the City Clerk:

ORDINANCE NO. 1476; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED NORTH OF TROPICAL PARKWAY, BETWEEN VALLEY DRIVE AND ALLEN LANE (ZN-15-99, HIGHLAND HILLS); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION FOR JANUARY 17, 2001

28. **ORDINANCE NO. 1477; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD FOR PROPERTY GENERALLY LOCATED BETWEEN LONE MOUNTAIN AND WASHBURN ROADS, AND BETWEEN BRUCE AND DONNA STREETS (ZN-36-97, COBBLESTONE RIDGE); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1477 as introduced by the City Clerk:

ORDINANCE NO. 1477; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD FOR PROPERTY GENERALLY LOCATED BETWEEN LONE MOUNTAIN AND WASHBURN ROADS, AND BETWEEN BRUCE AND DONNA STREETS (ZN-36-97, COBBLESTONE RIDGE); AND PROVIDING FOR OTHER

MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION FOR JANUARY 17, 2001

29. **ORDINANCE NO. 1478; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 1,250 FEET WEST OF CAMINO AL NORTE STREET AND SOUTH OF HAMMER LANE (ZN-34-00, CAMINO AL NORTE AND WASHBURN); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1478 as introduced by the City Clerk:

ORDINANCE NO. 1478; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 1,250 FEET WEST OF CAMINO AL NORTE STREET AND SOUTH OF HAMMER LANE (ZN-34-00, CAMINO AL NORTE AND WASHBURN); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION FOR JANUARY 17, 2001

30. **ORDINANCE NO. 1480; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF COMMERCE STREET AND ALEXANDER ROAD (ZN-47-98, RENAISSANCE II); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 17, 2001)**

Ordinance No. 1480 as introduced by the City Clerk:

ORDINANCE NO. 1480; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-1 TO PUD FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF COMMERCE STREET AND ALEXANDER ROAD (ZN-47-98, RENAISSANCE II); AND



/s/  
Eileen M. Sevigny, CMC, City Clerk