

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

August 7, 2002

CITY COUNCIL MEETING

CALL TO ORDER

6:00 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

COUNCIL PRESENT

Mayor Michael L. Montandon
Mayor Pro Tempore William E. Robinson
Councilwoman Stephanie S. Smith
Councilman Shari Buck
Councilman Robert Eliason

STAFF PRESENT

City Manager Kurt Fritsch	Fire Chief Bob Dodge
Assistant City Manager Gregory Rose	Parks & Recreation Director Ken Albright
Assistant City Manager Dan Tarwater	Human Resources Director Vince Zamora
City Attorney Sean McGowan	Police Chief Mark Paresi
City Clerk Eileen Sevigny	Public Works Director Jim Bell
Acting Development Services Director Steve Baxter	Assistant to the City Manager Brenda Johnson
Community Development Director Jacque Risner	Assistant City Clerk Karen L. Storms
Administrative Services Director Eric Dabney	

WELCOME

Mayor Michael L. Montandon

VERIFICATION

Eileen M. Sevigny, CMC
City Clerk

INVOCATION

Gloria Allen
Bahai Faith

PLEDGE OF ALLEGIANCE

Councilman Robert Eliason

AGENDA

1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF AUGUST 7, 2002.

ACTION: ITEM NOS. 3, 4, 9, 12, AND 40 CONTINUED TO AUGUST 21, 2002; ITEM NOS. 10 AND 32 WITHDRAWN

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

CONSENT AGENDA

13. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF JUNE 19, 2002.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

14. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF JULY 3, 2002.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

15. APPROVAL OF PRIVILEGED LICENSES: (Exhibit A)

<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>ACTIVITY</u>
<u>NEW GAMING</u>		
1. Alliance Gaming Corp Bally Gaming Inc. Robert Miodunski, Pres <u>DBA:</u> Bally Gaming and Systems 6601 S Bermuda Road Las Vegas, Nevada	GAMING State #04814-03	Slot Route Operator Locations: Citywide

Police Investigations Completed

NEW LIQUOR & GAMING

2. ADARE, LLC Graves, Morrissey, & Trigerro, Ptnrs. <u>DBA:</u> Kavanaugh's Irish Pub 3290 W Ann Road North Las Vegas, Nevada	LIQUOR GAMING	General On Sale (15) Slot Machines
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Police Investigations Completed

PENDING FINAL BUILDING & FIRE APPROVALS

State Gaming Commission Approved on 6/20/02

ACTION: NO. 15.1 APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

Councilman Eliason disclosed he would abstain because the partners in the business were principals in the company he worked for.

ACTION: NO. 15.2 APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, and Buck

NAYS: None

ABSTAIN: Councilman Eliason

16. APPROVAL TO AMEND THE 2002-2003 STAFFING PATTERN AS FOLLOWS:
(All staffing pattern changes will be processed when administratively feasible)

COMMUNITY DEVELOPMENT DEPARTMENT

Administration

Upgrade two (2) Redevelopment Coordinator from TA21 to TA22

DETENTION

Detention Services

Delete one (1) Manager, Detention Services TA21

Administration

Add one (1) Assistant Chief of Detention/Corrections DD32

Reclassify one (1) Training Coordinator TNS16 to Training Manager TA19

Population Division

Title Change Only: One (1) Manager, Population Unit TA21 to Corrections Administrative Coordinator TA21

Title Change Only: One (1) Supervising Classification Technician TS17 to Senior Classification Technician TS17

Custody Division

Reclassify one (1) Corrections Sergeant PS59 to Corrections Officer PNS50

RECREATION

Community Programs

Reclassify eleven (11) FTE Part Time Safekey Instructor to Part Time Lead Safekey Instructor at \$12.00 per hour

FINANCE

Administration

Add one (1) Assistant Director of Finance DD27

Upgrade one (1) Budget Officer APT23 to APT25

Title Change Only: One (1) Budget Analyst APT21 to Financial Analyst APT21

Accounting Division

Upgrade one (1) Manager, Accounting TA23 to TA24

Reclassify one (1) Accountant TNS18 to Financial Analyst APT21

Purchasing/Risk Management

Upgrade one (1) Manager, Purchasing/Risk Management TA24 to TA25

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason

NAYS: None

ABSTAIN: None

17. APPROVAL OF A LEASE AGREEMENT BETWEEN NORTH LAS VEGAS CHAMBER OF COMMERCE FOUNDATION AND THE CITY OF NORTH LAS VEGAS, IN THE AMOUNT OF \$38,700 EFFECTIVE SEPTEMBER 1, 2002 TO AUGUST 31, 2003 TO PROVIDE NECESSARY OFFICE SPACE FOR THE HUMAN RESOURCES DEPARTMENT. (CNLV Contract No. C-4793)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason

NAYS: None

ABSTAIN: None

18. ADOPTION OF THE LAS VEGAS WASH COOPERATIVE AGREEMENT FOR THE ENHANCEMENT AND MANAGEMENT OF THE LOWER LAS VEGAS WASH UTILIZING 4% OF THE 1/4 CENT SALES TAX RAISED FROM THE SOUTHERN NEVADA WATER AUTHORITY INFRASTRUCTURE TAX. (CNLV Contract No. C-5157)

ACTION: ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

19. APPROVAL OF THE SECOND SUPPLEMENTAL INTERLOCAL CONTRACT FOR THE LAS VEGAS WASH - LOSEE PROJECT TO EXTEND THE TIME TO COMPLETE THE DESIGN PORTION OF THE PIPELINE TO BE NO LATER THAN JUNE 30, 2003. (CNLV Contract No. C-4756)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

20. ADOPTION OF THE SOUTHERN NEVADA WATER SYSTEMS AMENDED FACILITIES AND OPERATIONS AGREEMENT, PRIMARILY INTENDED TO PROVIDE FOR THE ESTABLISHMENT OF A NEW MAJOR CONSTRUCTION AND CAPITAL PLAN (MCCP) AND ALLOW FOR THE ABILITY TO MAKE INTER-ACCOUNT LOANS. (CNLV Contract No. C-5158)

ACTION: ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason
NAYS: None
ABSTAIN: None

21. APPROVAL OF AN INTERLOCAL AGREEMENT FOR ACTIVATION OF DIGITAL SET-ASIDE CHANNELS ON COX COMMUNICATIONS' CABLE SYSTEM, WITH ONE CHANNEL TO BE USED FOR FIREFIGHTER TRAINING PROGRAMMING, BETWEEN NORTH LAS VEGAS, CLARK COUNTY, LAS VEGAS, HENDERSON, AND BOULDER CITY, TO BE EFFECTIVE UNTIL OCTOBER 1, 2008. (CNLV Contract No. C-5159)

ACTION: APPROVED

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

22. APPROVAL TO PURCHASE AN ENTERPRISE BACKUP SOLUTION AND RELATED SERVICES FROM ADVANCED SYSTEMS GROUP IN THE AMOUNT OF \$47,944 TO ENSURE THE CITY'S NETWORK SYSTEM AND DATA BACKUPS ARE PERFORMED AUTOMATICALLY, DURING NON-PEAK HOURS. (CNLV Contract No. C-5160)

ACTION: APPROVED

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

23. APPROVAL TO ACCEPT ROADWAY EASEMENT RN-17-02 FROM MEADOW

GOLD DAIRIES; DEED OF DEDICATION RN-18-02 FROM STEVTON LIVING TRUST; UTILITY EASEMENT RN-19-02 FROM LAND LUCKY LLC; UTILITY EASEMENT RN-20-02 FROM R N SCOTT; ROADWAY EASEMENTS RN-21-02 FROM MARILYN JUNE AND MARY KAY ROBINSON; UTILITY EASEMENTS RN-22-02 FROM MARILYN JUNE AND MARY KAY ROBINSON; UTILITY EASEMENTS RN-23-02 FROM YALE KEYES LP; ROADWAY EASEMENTS RN-24-02 FROM YALE KEYES LP; UTILITY EASEMENT RN-25-02 FROM FRANK T. MAISANO/ROGER F. NORMILE; DEED OF DEDICATION RN-26-02 FROM ANN MARKETPLACE LLC; AND ROADWAY EASEMENTS RN-27-02 FROM ANN MARKETPLACE LLC.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

24. **APPEAL, SUBMITTED BY GEORGE GARCIA, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-36-01 (CENTENNIAL PAVILLION); AN APPLICATION SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC. ON BEHALF OF JACK BINION, PROPERTY OWNER, TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND ROME BOULEVARD. (SET PUBLIC HEARING FOR AUGUST 21, 2002)**

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

25. **AMP-45-02 (CENTENNIAL/COMMERCE SHOPPING CENTER); AN APPLICATION SUBMITTED BY JSA INC. ON BEHALF OF CENTURY II LLC, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL, FOR 20.0± ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 41, ORDINANCE NO. 1689, ZN-86-02, FOR INTRODUCTION ONLY)**

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

26. **AMP-46-02 (CENTENNIAL HIGHLANDS); AN APPLICATION SUBMITTED BY NGA #2, LLC ON BEHALF OF EXBER, INC., PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, FOR APPROXIMATELY 10.79 ACRES GENERALLY LOCATED ON THE SOUTH SIDE OF AZURE AVENUE APPROXIMATELY 700 FEET WEST OF LAMB BOULEVARD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 42, ORDINANCE NO. 1690, ZN-87-02, FOR INTRODUCTION ONLY)**

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

27. **AMP-47-02 (CENTENNIAL HIGHLANDS); AN APPLICATION SUBMITTED BY**

NGA #2, LLC ON BEHALF OF EXBER, INC., PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, FOR APPROXIMATELY 20.25 ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF AZURE AVENUE AND WALNUT ROAD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 43, ORDINANCE NO. 1691; ZN-88-02, FOR INTRODUCTION ONLY)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

28. APPEAL, SUBMITTED BY ROBERT J. GRONAUER, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-72-02 (CENTENNIAL HIGHLANDS); AN APPLICATION SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF NGA #2, LLC, TO RECLASSIFY PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND WALNUT ROAD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 29, ZN-46-02; AND ITEM NO. 9, AMP-41-02)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

29. APPEAL, SUBMITTED BY ROBERT J. GRONAUER, OF THE DECISION OF THE

PLANNING COMMISSION TO DENY ZN-46-02 (CENTENNIAL VILLAGE), AN APPLICATION SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF NGA #2, LLC, TO RECLASSIFY PROPERTY FROM A RANCH ESTATES DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT, FOR PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 28, ZN-72-02; AND ITEM NO. 9, AMP-41-02)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

30. AMP-49-02 (CORTEZ HEIGHTS); AN APPLICATION SUBMITTED BY WOODSIDE HOMES ON BEHALF OF TRUSTEE OF CLARK COUNTY TREASURER, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORTH 5TH STREET AND WASHBURN ROAD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 31, ZN-94-02)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

31. APPEAL, SUBMITTED BY GEORGE GARCIA, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-94-02 (CORTEZ HEIGHTS); AN

APPLICATION SUBMITTED BY WOODSIDE HOMES ON BEHALF OF TRUSTEE OF CLARK COUNTY TREASURER, PROPERTY OWNER, TO RECLASSIFY PROPERTY FROM A RANCH ESTATES DISTRICT (R-E) TO A PLANNED UNIT DEVELOPMENT DISTRICT (PUD), FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NORTH 5TH STREET AND WASHBURN ROAD. (SET PUBLIC HEARING FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 30, AMP-49-02)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

32. APPEAL, SUBMITTED BY WILLIAM D. CHILDS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY WAV-01-02 (RAVCO CORP.); AN APPLICATION SUBMITTED BY WILLIAM D. CHILDS ON BEHALF OF REDROCK ENGINEERING, PROPERTY OWNER, TO WAIVE UTILITY IMPROVEMENTS TO RELOCATE ELECTRICAL TRANSMISSION POLES FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND VALLEY DRIVE. (SET PUBLIC HEARING FOR AUGUST 21, 2002)

ACTION: PUBLIC HEARING SET FOR AUGUST 21, 2002

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

BUSINESS

33. PRESENTATIONS AND SELECTION OF LOCAL LOBBYIST FOR THE 2003 NEVADA STATE LEGISLATURE AND INTERIM SESSION.

Rose McKinney-James and Mary Henderson made presentations to Council on their qualifications for the position of local lobbyist for the City of North Las Vegas.

ACTION: PRESENTATIONS MADE; SELECTION TO BE MADE AT THE AUGUST 21, 2002 MEETING

PUBLIC HEARINGS - 6:30 P.M.

2. AMP-34-02 (ANN AND COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS INC. AND WRG DESIGN, INC., REPRESENTATIVES, ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, FOR APPROXIMATELY 25.0± ACRES GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ANN ROAD AND COMMERCE STREET. (CONTINUED JULY 17, 2002) (ASSOCIATED ITEM NO. 40, ORDINANCE NO. 1684, FOR INTRODUCTION ONLY)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter explained the application was recommended for approval by the Planning Commission and recommended for denial by Staff because it was not consistent with guidelines in the Comprehensive Plan.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated to the north of the project was Ann Road, north of that was undeveloped land. To the east of the project was Commerce Street, east of that was undeveloped land as well as single family residential housing. To the south and west of the project were existing single family residential communities. Ms. Lazovich stated the City's medium density residential category would allow for up to ten dwelling units per acre. The plan before Council would allow a density of 5.59 units per acre. That included meeting all of the City's open space requirements. The lots along the southern boundary would be a minimum of 6,000 square feet to be compatible with the subdivision it abutted. On the west side of the project, 4,500 square foot lots would be compatible with the existing development. Ms. Lazovich pointed out the square footage of parcels in the development ranged from 4,500 square feet to approximately 6,500 square feet.

Ms. Lazovich explained the project would be developed by Kimball-Hill and would be a gated community with CC&R's. The plan before Council had been successfully built in the Palermo subdivision in Southern Highlands. The houses would range from 1,600 to 2,300 square feet. Ms. Lazovich had researched the densities for the surrounding subdivisions. They ranged from 4.9 to 6.2 dwelling units to the acre. The proposed project was designed to complement the existing developments with similar density.

Councilman Eliason questioned what Staff's concerns were regarding the application. Acting Director Baxter responded the site did not serve as a transition between higher, more intense uses and lower, less intense uses. Also, the project was not located at the intersection of two 100-foot arterials.

Councilwoman Smith stated in general she supported Staff's recommendation but pointed out there had been reclassifications for various densities. When comparing densities, she did not feel it was a significant change from existing development. Councilwoman Smith felt the homeowner's association was an important aspect to governing the private streets.

Mayor Montandon stated within a certain range, the design standards were a more important indicator as to the quality of a development than the actual density or lot size. He felt the project was appropriate for the location.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

3. **APPEAL, SUBMITTED BY SPECIALTY HOLDINGS ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-35-02 (ANN ROAD AND COMMERCE STREET), AN APPLICATION TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (ASSOCIATED ITEM NO. 4, ZN-62-02)**

ACTION: CONTINUED TO AUGUST 21, 2002

MOTION: Mayor Montandon
SECOND: Mayor Pro Tempore Robinson
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason
NAYS: None
ABSTAIN: None

4. **APPEAL, SUBMITTED BY SPECIALTY HOLDINGS ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-62-02 (ANN ROAD AND COMMERCE STREET), AN APPLICATION TO CHANGE THE ZONING FROM A RANCH ESTATES DISTRICT (RE) TO A PLANNED UNIT DEVELOPMENT (PUD) FOR C-2 DEVELOPMENT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (ASSOCIATED ITEM NO. 3, AMP-35-02)**

ACTION: CONTINUED TO AUGUST 21, 2002

MOTION: Mayor Montandon
SECOND: Mayor Pro Tempore Robinson
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason
NAYS: None
ABSTAIN: None

5. **AMP-37-02 (COMMERCE VILLAGE); AN APPLICATION SUBMITTED BY DELTA ENGINEERING ON BEHALF OF RAYFORD AND FANNIE TURNER, DOUGLAS PIKE AND MARGARET KRATZER INC., PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF KRAFT AVENUE AND GOLDFIELD STREET. (ASSOCIATED ITEM NO. 6, ORDINANCE NO. 1683)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter stated the proposal for the 14-acre property contained lots of 4,500 square feet. It was approved by the Planning Commission, however, Staff recommended denial because the proposed project did not meet some

criteria in the Comprehensive Plan for medium density residential. The project did not serve as a transition between low and high density uses.

Bill Curran, 300 South Fourth Street, Las Vegas, appeared on behalf of the applicant and stated the Planning Commission did not recommend approval of the application due to the lack of a super-majority. The recommendation of denial was based on the fact that the application did not comply with the master plan. Mr. Curran stated the proposed project was for a medium density residential project. To the south of the proposed project was commercial development, to the west was an existing golf course, a future hospital and a planned unit development at approximately 10 to 12 units to the acre. Mr. Curran felt the use was a proper transition to the existing residential. The project had been changed several times because there were faults and fissures on the property that required unique design concepts. Mr. Curran felt the project was consistent with other similar projects Council had approved. There was ample open space available for the residents and the trail system was in the vicinity of the southern border of the project.

Mr. Curran stated the average lot size was 4,900 square feet with no lot under 4,500 square feet. The proposed density was approximately 5.5 to 6 units to the acre. The project also utilized curvilinear streets and a cul-de-sac design.

Mayor Montandon questioned the type of housing project proposed. Mr. Curran responded it would be single family detached homes. The size and square footage was not known at the time.

Councilman Buck asked where the entrance of the project was. Mr. Curran responded the entrance was on the north side on Kraft Avenue. Councilman Buck then questioned if Kraft was a sixty foot street and Mr. Curran responded it was. Councilman Buck then questioned where the adjacent development's entrance would be. Mr. Curran responded the entrance would also be on Kraft Avenue. Mr. Connolly, representing the adjacent subdivision confirmed the development was cul-de-sac homes that would all flow in and out on Kraft Avenue. Councilman Buck then questioned if the access from both subdivisions on a sixty foot wide street would present a problem. Acting Director Baxter responded with the small number of lots he did not foresee a problem with traffic.

Mayor Montandon closed the Public Hearing.

Councilman Buck stated she had received many phone calls regarding the item from residents and questioned if it would be prudent to hold the item until they arrived.

Jeff Bade, 4940 Goldfield Street, North Las Vegas, stated the main thoroughfare leading to and from Interstate 15 would be Sgt. Jordan Street. The military had an installation that made the street 30 feet wide in certain portions. Mr. Bade also pointed out there were no

sidewalks in the area as well.

Mayor Montandon asked Acting Director Baxter about the development of Sgt. Jordan Street east of Goldfield Street. Acting Director Baxter responded it was a 60 foot street. Mayor Montandon then asked if it was developed to a half street. Acting Director Baxter was uncertain but commented it had been dedicated for a half street. Mr. Bade stated the street was partially paved. Director of Public Works Jim Bell further explained there was a two-lane asphalt road in the area. The half street improvements were on North 5th Street. Mr. Bade stated the military had constructed a parking lot in the area.

Councilwoman Smith questioned if the trail was to be at the south end of the proposed development and not a road. Mr. Curran responded the trail and the flood channel were both along the southern border of the development as well as Sgt. Jordan Street. He felt the main ingress and egress would be off of Commerce Street. For access to Interstate 15, Mr. Curran felt most travelers would take Goldfield Street north to Lone Mountain Road. Mr. Bade reiterated the traffic would flow to Sgt. Jordan.

Councilman Eliason questioned the density of the William Lyon Homes product across the street from this proposed project. Acting Director Baxter responded approximately 4.5 units to the acre. He then asked the density of the project in question. Mr. Curran responded 5.6 units to the acre. He explained the higher density was because there was even higher density to the west and commercial to the south. He felt the slightly higher density served as a transition between uses. Councilman Eliason questioned if efforts had been made to obtain the corner lot. Mr. Curran responded a lawsuit had been filed over who had the entitlement to purchase the property. Because of the delays due to the faults and fissures, an extension to purchase the parcel was denied by the owners.

Councilman Buck questioned if there were 6,000 square foot lots around the perimeter of the project. Mr. Curran responded the lots on the north, along Kraft, along the east and along Goldfield Street would be 6,000 square feet to match future development. There would be a mix of lot sizes between 4,500 square feet and 6,000 square feet.

Mayor Montandon questioned whether the driveways for the lots on the north side emptied onto Kraft Avenue. Mr. Curran responded that was correct.

Councilwoman Smith questioned if the William Lyon Homes would also empty onto Kraft Avenue. Acting Director Baxter responded there was a permanent wall on Kraft Avenue. Mr. Connolly, representing William Lyon Homes, further added their project featured cul-de-sac lots that faced inside and did not abut Kraft Avenue. Councilwoman Smith then stated because there were already homes to the north, the proposed project was viable. She voiced her concern that the property owners for this project would be looking at backyard block walls from the William Lyon Homes project. Mayor Montandon clarified the side yards of the cul-de-sac homes would be facing the project. Councilwoman Smith stated

she preferred to see block walls and landscaping on both sides of the street rather than one. Mr. Curran stated that design had been proposed earlier but, unfortunately that would reduce the size of some lots to under 4,500 square feet. Councilwoman Smith asked if the homes around the perimeter would remain 6,000 square feet. Mr. Curran did not recall. Councilwoman Smith stated she would rather see mixed lot use than to have the property owners face a block wall. Mayor Montandon clarified the block walls would be required only on half lots; it would not be a continuous block wall. There would also be fifteen feet of landscaping in front of the block walls. Councilwoman Smith felt that would not be as bad as a full block wall.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

6. FINAL ACTION ORDINANCE NO. 1683; 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 APPROXIMATELY 14.4± ACRES THEREIN FROM R-E TO PUD (ZN-59-02, COMMERCE VILLAGE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF KRAFT AVENUE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, AMP-37-02)

Ordinance No. 1683 as introduced by the City Manager:

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 APPROXIMATELY 14.4± ACRES THEREIN FROM R-E TO PUD (ZN-59-02, COMMERCE VILLAGE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF KRAFT AVENUE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY

RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

7. **AMP-40-02 (CENTENNIAL BRUCE NORTH 40); AN APPLICATION SUBMITTED BY TANEY ENGINEERING ON BEHALF OF WILLIAM LYON HOMES, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND BRUCE STREET. (ASSOCIATED ITEM NO. 8, ORDINANCE NO. 1679)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter explained the Planning Commission recommended approval of the application. Staff recommended denial because the application was not consistent with some of the guidelines in the Comprehensive Plan.

Scott Propkochuk, William Lyons Homes, 500 Pilot Road, Suite G, Las Vegas, explained the Comprehensive Plan amendment was to build a residential subdivision on 4,500 square foot lots by changing the density from low to medium. He stated to the east of the project was similar density, medium density was to the south of the project and multi-family was to the west and 3.5 units to the acre to the north of the project.

Mayor Montandon asked if the project was previously before Council as part of a 160 acre project. Mr. Propkochuk responded that was correct. Mayor Montandon questioned how the density differed from the first time it was before Council. Mr. Propkochuk responded it was identical.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

8. **FINAL ACTION ORDINANCE NO. 1679; 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 APPROXIMATELY 40.71± ACRES THEREIN FROM R-E TO PUD (ZN-70-02, CENTENNIAL BRUCE NORTH 40), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND BRUCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 7, AMP-40-02)**

Ordinance No. 1679 as introduced by the City Manager:

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 APPROXIMATELY 40.71± ACRES THEREIN FROM R-E TO PUD (ZN-70-02, CENTENNIAL BRUCE NORTH 40), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND BRUCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

9. **AMP-41-02 (CENTENNIAL HIGHLANDS); AN APPLICATION SUBMITTED BY NGA #2, LLC, ON BEHALF OF EXBER, INC., PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM HIGH DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL ON PROPERTY LOCATED ON THE**

**SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND WALNUT ROAD.
(ASSOCIATED ITEM NO. 29, ZN-46-02 AND ITEM NO. 28, ZN-72-02)**

ACTION: CONTINUED TO AUGUST 21, 2002

MOTION: Mayor Montandon

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason

NAYS: None

ABSTAIN: None

10. **VAC-12-02 (MADERA); AN APPLICATION SUBMITTED BY RICHMOND AMERICAN, PROPERTY OWNER, TO VACATE A FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENT AND TEN FEET OF RIGHT-OF-WAY NORTH OF WASHBURN ROAD COMMENCING AT CAMINO AL NORTE AND EXTENDING WEST APPROXIMATELY 350 FEET.**

ACTION: WITHDRAWN WITHOUT PREJUDICE BY THE APPLICANT

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason

NAYS: None

ABSTAIN: None

11. **VAC-15-02 (DESERT MESA); AN APPLICATION SUBMITTED BY DWYER ENGINEERING ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF NORTH LAS VEGAS, PROPERTY OWNER, TO VACATE MCNEIL STREET BEGINNING AT CAREY AVENUE AND PROCEEDING NORTH APPROXIMATELY 135 FEET.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter explained the proposed vacation was necessary because of a compaction fault on McNeil Street. The application desired to shift the entrance to the subdivision to the west so the fault would be used for street rather than

housing.

Mayor Pro Tempore Robinson questioned how far the compaction fault went into the subdivision. Mr. Dwyer, representing Dwyer Engineering, stated there were several faults within the project. One fault, located at on Revere Street would be developed as a park. The fault ran approximately 200 feet into the project and would be developed as a street. It was Mayor Pro Tempore Robinson's hope the project did not duplicate the problems encountered at the Windsor Park subdivision.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED SUBJECT TO THE CONDITION THAT ANY UTILITY FACILITIES BE RELOCATED AT THE EXPENSE OF THE DEVELOPER

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

12. APPEAL, SUBMITTED BY DONALD DENMAN, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-26-02 (DONALD DENMAN, TRACKED VEHICLE STORAGE) AND REQUESTING A WAIVER FROM THE REQUIREMENTS TO PROVIDE 20 FEET OF LANDSCAPING NEXT TO I-15 AND PROVIDING ADDITIONAL DRIVE AISLES.

ACTION: CONTINUED TO AUGUST 21, 2002

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

34. APPROVAL OF THE SECOND AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER TO PROVIDE FOR A \$10,000 SALARY INCREASE, COST OF LIVING ADJUSTMENTS IN 2003 AND 2004, EXTENDING THE TERM OF THE AGREEMENT TO JULY 31, 2005, AND

PROVIDING FOR ANNUAL PERFORMANCE EVALUATIONS IN JULY OF 2003 THROUGH 2005. (CNLV Contract No. C-4706)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Buck and Eliason

NAYS: Councilwoman Smith

ABSTAIN: None

35. APPROVAL OF THE INTERLOCAL CONTRACT WITH THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT FOR THE ANNUAL MAINTENANCE WORK PROGRAM FOR THE PERIOD ENDING JUNE 30, 2003 IN AN AMOUNT NOT TO EXCEED \$953,401. (CNLV Contract No. C-5161)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

36. APPROVAL TO AWARD THE DETENTION CENTER REMODELING PROJECT, PHASE II (DORMITORY "F"), BID NO. 1121 TO SUNDQUIST TRUMAN GENERAL CONTRACTORS, INC. IN THE AMOUNT OF \$310,701. (CNLV Contract No. C-5162)

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

37. DISCUSSION AND/OR ACTION TO REJECT ALL BIDS FOR THE "A" CHANNEL - CRAIG CONFLUENCE PROJECT, BID NO. 1118 AND AUTHORIZATION TO STAFF TO REVISE CONTRACT DOCUMENTS AND RE-ADVERTISE FOR BIDS.

Councilwoman Smith disclosed her husband worked for a company that was a subcontractor of a contractor whose bid was rejected. She stated the relationship did not affect her in impartiality any way.

Director of Public Works Jim Bell read into the record the reasons for rejecting all bids:

“Staff recommends all bids for the “A” Channel - Craig Confluence Project be rejected for the following reasons:

1. The contract documents for the project allow the City to reject any or all bids.
2. Nevada Revised Statutes allow the City to reject all bids where the public interest would be served by such rejection.
 - A. After the bids were opened, it was determined the design consultant made a significant error in the bid item 502.01, “Structural Concrete for the Trapezoidal and Rectangular Channels.” This major item of work was underestimated by approximately 75%.
 - B. In accordance with contract documents, an overrun of more than 25% beyond what is listed in the bid proposal for a major bid item allows the contractor to demand unit price negotiations.
 - C. Negotiating change orders required for awarding a construction contract disregards the intent of the competitive bid process.
 - D. It cannot be determined how this error would impact the project cost and contract time frames.

ACTION: BIDS REJECTED; STAFF AUTHORIZED TO RE-ADVERTISE

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

38. APPROVAL OF THE SETTLEMENT OF A LAWSUIT FILED BY EMPLOYEE

PAMELA SWORD-FRAKES IN THE AMOUNT OF \$35,000 RELEASING ALL CLAIMS AGAINST THE CITY.

Mike Thomas, 8398 San Ramon, Las Vegas, questioned why the lawsuit was being settled. He also questioned if the supervisor involved was given remedial training or discipline. Mayor Montandon responded in cases such as this, the proper steps were taken to ensure the problem was not repeated. Chief Deputy City Attorney Leslie Nielsen stated both Item Nos. 38 and 39 involved allegations dating back to 1992. To the extent that the incidents happened long ago, no disciplinary action was taken against any officers. With respect to a recent allegation, disciplinary action was taken. Because these were confidential personnel matters, the nature of the discipline would not be disclosed.

ACTION: APPROVED

MOTION: Councilman Buck

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

Mayor Pro Tempore Robinson left Council Chambers at 7:30 p.m.

39. APPROVAL OF THE SETTLEMENT OF A LAWSUIT FILED BY EMPLOYEE PATRICIA WILLEMS IN THE AMOUNT OF \$75,000 RELEASING ALL CLAIMS AGAINST THE CITY.

ACTION: APPROVED

MOTION: Mayor Montandon

SECOND: Councilman Buck

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

ORDINANCES

INTRODUCTION ONLY

40. **ORDINANCE NO. 1684; 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 APPROXIMATELY 25.0± ACRES THEREIN FROM R-E TO PUD (ZN-61-02, ANN AND COMMERCE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND COMMERCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (TABLED JULY 17, 2002) (SET FINAL ACTION FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 2, AMP-34-02)**

Ordinance No. 1684 as introduced by the City Manager:

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 APPROXIMATELY 25.0± ACRES THEREIN FROM R-E TO PUD (ZN-61-02, ANN AND COMMERCE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND COMMERCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 21, 2002

41. **ORDINANCE NO. 1689; 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 APPROXIMATELY 20.0± ACRES THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET (ZN-86-02, CENTENNIAL/COMMERCE SHOPPING CENTER) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 25, AMP-45-02)**

Ordinance No. 1689 as introduced by the City Manager:

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 APPROXIMATELY 20.0± ACRES THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET (ZN-86-02, CENTENNIAL/COMMERCE SHOPPING CENTER) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 21, 2002

- 42. ORDINANCE NO. 1690; 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 APPROXIMATELY 10.79 ACRES THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF AZURE AVENUE, APPROXIMATELY 700 FEET WEST OF LAMB BOULEVARD (ZN-87-02, CENTENNIAL HIGHLANDS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 26, AMP-46-02)**

Ordinance No. 1690 as introduced by the City Manager:

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 APPROXIMATELY 10.79 ACRES THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF AZURE AVENUE, APPROXIMATELY 700 FEET WEST OF LAMB BOULEVARD (ZN-87-02, CENTENNIAL HIGHLANDS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 21, 2002

- 43. ORDINANCE NO. 1691; 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 APPROXIMATELY 20.25 ACRES THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF AZURE AVENUE AND WALNUT ROAD (ZN-88-02, CENTENNIAL HIGHLANDS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 21, 2002) (ASSOCIATED ITEM NO. 27, AMP-47-02)

Ordinance No. 1691 as introduced by the City Manager:

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 APPROXIMATELY 20.25 ACRES THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF AZURE AVENUE AND WALNUT ROAD (ZN-88-02, CENTENNIAL HIGHLANDS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 21, 2002

44. **ORDINANCE NO. 1692; AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.20.090, PARAGRAPH C OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO INCLUDE PERSONAL IMPROVEMENT SERVICES IN THE LIST OF SPECIAL USES IN THE C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR AUGUST 21, 2002)**

Ordinance No. 1692 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.20.090, PARAGRAPH C OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO INCLUDE PERSONAL IMPROVEMENT SERVICES IN THE LIST OF SPECIAL USES IN THE C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 21, 2002

ORDINANCES

FINAL ACTION

45. **ORDINANCE NO. 1662; AN ORDINANCE TO EXTEND THE AUTHORITY FOR THE ISSUANCE OF CITATIONS TO ADDITIONAL POSITIONS; AMENDING CHAPTER 08 OF TITLE 1 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY DELETING SECTION 010 AND SUBSTITUTING IN LIEU THEREOF A NEW SECTION 010; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1662 as introduced by the City Manager:

AN ORDINANCE TO EXTEND THE AUTHORITY FOR THE ISSUANCE OF CITATIONS TO ADDITIONAL POSITIONS; AMENDING CHAPTER 08 OF TITLE 1 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY DELETING SECTION 010 AND SUBSTITUTING IN LIEU THEREOF A NEW SECTION 010; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

46. **ORDINANCE NO. 1669 (ANNEXATION NO. 111); AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO, AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES, AND REGULATIONS IN FORCE IN SAID CITY; OFFERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1669 as introduced by the City Manager:

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF NORTH LAS VEGAS, NEVADA, TO INCLUDE WITHIN, ANNEX TO, AND MAKE A PART OF SAID CITY CERTAIN SPECIFICALLY DESCRIBED TERRITORY ADJOINING AND CONTIGUOUS TO THE CORPORATE LIMITS OF SAID CITY; DECLARING SAID TERRITORY AND THE INHABITANTS THEREOF TO BE ANNEXED TO SAID CITY AND SUBJECT TO ALL DEBTS, LAWS, ORDINANCES, AND REGULATIONS IN FORCE IN SAID CITY; OFFERING A MAP OR PLAT OF SAID DESCRIBED TERRITORY TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

47. ORDINANCE NO. 1671; 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 APPROXIMATELY 40± ACRES THEREIN FROM R-E TO PUD (ZN-34-97, THE MEADOWS HOSPITAL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LOSEE ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1671 as introduced by the City Manager:

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 APPROXIMATELY 40± ACRES THEREIN FROM R-E TO PUD (ZN-34-97, THE MEADOWS HOSPITAL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LOSEE ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Montandon
SECOND: Councilwoman Smith
AYES: Mayor Montandon, Council Members Smith, Buck and Eliason
NAYS: None
ABSTAIN: None

48. ORDINANCE NO. 1672; 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 APPROXIMATELY 68.58± ACRES THEREIN FROM R-1 TO PUD (ZN-76-02, CHEYENNE VALLEY), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF VALLEY DRIVE AND CHEYENNE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1672 as introduced by the City Manager:

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 APPROXIMATELY 68.58± ACRES THEREIN FROM R-1 TO PUD (ZN-76-02, CHEYENNE VALLEY), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF VALLEY DRIVE AND CHEYENNE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Development Services Director Steve Baxter explained the application followed a resolution of intent that was approved approximately five years ago. It was an office business park development with 15% retail. The Planning Commission and Staff recommended approval.

Lyle Brennan, 3157 Bel Air Drive, Las Vegas, the applicant, stated he concurred with both Planning Commission's and Staff's recommendations. He requested clarification and possible deletion of two conditions; Item No. 25 and Item No. 37.

With regard to Item No. 25 which read, "That two pedestrian access ways shall be provided from Colton Avenue to the open space areas." Mr. Brennan was concerned because there would not be driveway access in the area. The proposed access way could provide a quick escape route for criminal activity. He asked the condition be amended to remove the access to the open space. The open space was planned to be blended throughout the office park so the access points had not been determined.

Mr. Brennan asked for clarification for Condition No. 37. The condition read: "A decorative screen wall 6 (six) feet in height shall be provided along Valley Drive adjacent to Business Park West." He suggested the condition include that the wall not exceed past 600 feet south of Colton Avenue.

Mayor Montandon clarified that Mr. Brennan was asking the block wall be adjacent to the business portion of Business Park West and not the commercial portion. Acting Development Services Director Steve Baxter agreed the condition could be clarified.

Robert Evans, 3418 North Bosal Court, North Las Vegas, president of the board of directors of the Silverwood Ranch Homeowner's Association, stated the subdivision was immediately to the west of Business Park West. Mr. Evans stated at a Planning Commission meeting, Mr. Brennan was instructed to meet with homeowners prior to this Council meeting to better inform the residents about the project. No meetings took place. There was an impromptu meeting between Mr. Evans, Lorna Olcott, and Mr. Brennan on August 5, 2002 that produced some positive results. Mr. Evans felt the meeting should have happened sooner with more residents in attendance.

Mr. Evans stated that, as a whole, the community did not object to the development plan. There were some specific concerns including a decrease in property values and the construction of an aesthetically pleasing product. It was preferred that the commercial portion of the development, located at the corner of Cheyenne Avenue and Valley Drive maintain a design that blended with the surrounding area. It was also important that Business Park West blend in with the surrounding area as well. It was also requested the business park building heights not be higher than the existing homes that abut it. Mayor Montandon stated both the business park and commercial portions of the development were to adhere to the City's standards. He pointed out the development was limited, by ordinance, to one story buildings.

Lorna Olcott, 3408 Trotting Horse Road, North Las Vegas stated there were specific items that were approved at the Planning Commission that still needed to be addressed. She stated the new design standards alleviated many of their concerns. She requested the first row of buildings next to the residential subdivision be single story. Mayor Montandon asked Mr. Brennan if the first row of buildings would be single or two story. Mr. Brennan responded they would be one story. Ms. Olcott requested the following condition be added to the ordinance:

"That the final development plan of the business park shall be subject to review and approval of the Planning Commission and meeting the guidelines for research/development business park as outlined in the Comprehensive Plan. The final development plan shall be publicly noticed at the applicant's expense to a radius of five hundred feet from the exterior boundary of the parcel."

Ms. Olcott stated the final development plan as referenced above, would only be for the Business Park West.

Mayor Montandon questioned if the Planning Commission hearing on the final development would be noticed. Acting Development Director Steve Baxter responded it would not; there was not a public hearing for a final development plan review. It was an administrative type of a review only.

The following citizens expressed, through submission of a request to speak card or speaking, their opposition to the proposed ordinance:

Candy McGlathery, 3508 Trotting Horse Road, North Las Vegas
Don and Charlene Storey, 3417 Trotting Horse Road, North Las Vegas
Andy Rosa, 3528 Trotting Horse Road, North Las Vegas
Randy Lucus, 3405 Trotting Horse Road, North Las Vegas
Todd Olcott, 3408 Trotting Horse Road, North Las Vegas
Lennye Green, 3523 Trotting Horse Road, North Las Vegas
Emma Wright, 4401 Bucking Bronco Road, North Las Vegas
Jean LaTour, 3519 Strawberry Roan Road, North Las Vegas
Gerald LaTour, 3519 Strawberry Roan Road, North Las Vegas
Tina Parras, 3343 Wild Filly Lane, North Las Vegas
Roberta Young, 3436 Trotting Horse Road, North Las Vegas
Glen R. Newbry, 3431 Side Saddle Court, North Las Vegas

Councilwoman Smith felt, regarding Condition No. 25, that public access should not be allowed to the open space. Public safety was a major concern between the business park and the residential areas. She felt no pedestrian access was appropriate. Lorna Olcott commented it was her understanding there would be specific open space areas for Celebrate Homes use rather than using the open space in the Silverwood Ranch subdivision. She felt by using the open space in connection with the business park, it would curtail the use of the Silverwood Ranch park space by others. Councilwoman Smith disagreed and stated a business park open space area was not the same as a neighborhood park area.

Councilman Buck questioned if there was a stipulation on this business park that the open space areas had to be turfed. Acting Director Baxter responded a concept such as a meandering sidewalk would not be approved by Staff or the Planning Commission. Councilman Buck was concerned about the public access to the open space within the business park and the proximity to the residential neighborhood. Acting Director Baxter stated he would want the Police Department to review and provide comments at the final development plan review. Mr. Brennan stated the residents had not previously requested access to the open areas and it was not a part of the original plan submitted by the residents to access that park. He believed the request for access was originally from Staff. Mr. Brennan was not in favor of allowing residents to use the business park open space

areas.

Mayor Montandon commented if the wording 'to the open space' remained in the condition, it defined the location of the open space. If those words were omitted, the open space requirements were subject to the final development plan review. Mr. Brennan asked the wording be removed. Acting Director Baxter stated he would be amenable to that deletion.

Councilman Buck then asked the residents be informed of all changes before the final development plan review. Mr. Brennan felt the issue was not one for the residents to be informed about because it was Staff's requirements and the park was intended for use by the business park employees only. Councilman Buck stated she was told the park was something the residents had specifically requested.

Lorna Olcott stated access to the open space was not a condition in the resolution of intent. Mr. Brennan stated his understanding was the open space was required for the business park development and the access was required by Staff. Acting Director Baxter stated Staff's intent originally was to have the park available for the residents as well as for the office workers.

Councilman Buck questioned Condition No. 32 which read: "Free standing signage shall be limited to monument type which shall not exceed eight feet in overall height." There was also a condition requiring signage to comply with the zoning ordinance. Councilman Buck pointed out in the zoning ordinance, sign height for commercial development could be the same height as the building. Acting Director Baxter stated there was a condition in the ordinance for eight foot high monument signs. It was his understanding the size of the sign area would follow the zoning ordinance but the height was limited to eight feet. Mr. Brennan questioned whether the sign requirements applied to the commercial as well as the business park. Lorna Olcott stated her understanding was the condition was intended to limit all signage throughout the entire development to monument signs at a height of eight feet. Within those parameters, the signs would then have to meet zoning code requirements.

Councilwoman Smith questioned Mr. Brennan if he agreed with the added condition that instead of Staff reviewing the final development plan, the Business Park West portion would be reviewed by the Planning Commission. Mr. Brennan stated he had agreed to single story buildings along Valley Drive, he had also agreed to a block wall along those buildings making review by the residents irrelevant because they would not see the design from their homes. He felt the design standards imposed on the project were sufficient without a public hearing. Councilwoman Smith asked if Council agreed to place a condition on the project that the first row of building would be single story, would it sufficiently address Ms. Olcott's concerns. Ms. Olcott stated her concern about any two story buildings in the first row that would face the residential development. Mayor Montandon stated the condition in the ordinance would preclude that from happening.

Mr. Evans stated the residents wanted to be informed of Mr. Brennan's future plans for the project. He requested Mr. Brennan meet with the residents of the Silverwood Ranch subdivision to discuss their concerns. Mr. Brennan responded the homeowners had been notified of a homeowners meeting. He clarified the Planning Commission had requested Mr. Brennan hold more homeowners meetings. Mr. Brennan explained he had held a homeowners meeting and desired to move forward with the zoning.

Lorna Olcott once again reiterated her desire to have the final development plan as a public hearing at the Planning Commission.

ACTION: PASSED AND ADOPTED AS AMENDED; CONDITION NO. 25 TO READ: "THAT TWO PEDESTRIAN ACCESS WAYS MAY BE PROVIDED UPON STAFF REVIEW; CONDITION NO. 37 READ: "THAT A DECORATIVE SCREEN WALL SIX FEET IN HEIGHT SHALL BE PROVIDED ALONG VALLEY DRIVE ADJACENT TO THE BUSINESS PARK WEST BUT NOT PAST 600 FEET SOUTH OF COLTON STREET;" ADD CONDITION NO. 38 TO READ: "THE FIRST ROW OF BUILDINGS ON VALLEY DRIVE SHALL BE LIMITED TO ONE STORY IN HEIGHT;" CLARIFY CONDITIONS REGARDING SIGN REQUIREMENTS.

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

49. ORDINANCE NO. 1673; 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 APPROXIMATELY 6.22± ACRES THEREIN FROM MPC TO C-P-MPC FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND THE BELTWAY (ZN-77-02, NLV COMMUNITY PARCEL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 50, ORDINANCE NO. 1674)

Ordinance No. 1673 as introduced by the City Clerk:

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 APPROXIMATELY 6.22± ACRES THEREIN FROM MPC TO C-P-MPC FOR PROPERTY GENERALLY

LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND THE BELTWAY (ZN-77-02, NLV COMMUNITY PARCEL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

50. **ORDINANCE NO. 1674; 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 APPROXIMATELY 7.73± ACRES THEREIN FROM MPC TO MPC-PSP FOR PROPERTY GENERALLY SPANNING LINEARLY IN A NORTHWESTERLY DIRECTION FROM CENTENNIAL PARKWAY APPROXIMATELY 1000' WEST OF CLAYTON STREET TO SIMMONS STREET (ZN-78-02, NLV COMMUNITY PARCEL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 49, ORDINANCE NO. 1673)**

Ordinance No. 1674 as introduced by the City Clerk:

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 APPROXIMATELY 7.73± ACRES THEREIN FROM MPC TO MPC-PSP FOR PROPERTY GENERALLY SPANNING LINEARLY IN A NORTHWESTERLY DIRECTION FROM CENTENNIAL PARKWAY APPROXIMATELY 1000' WEST OF CLAYTON STREET TO SIMMONS STREET (ZN-78-02, NLV COMMUNITY PARCEL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

51. **ORDINANCE NO. 1675; 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 APPROXIMATELY 40.4 ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ALLEN LANE AND TROPICAL PARKWAY (ZN-80-02, FIESTA DEL NORTE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1675 as introduced by the City Clerk:

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 APPROXIMATELY 40.4 ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ALLEN LANE AND TROPICAL PARKWAY (ZN-80-02, FIESTA DEL NORTE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

52. **ORDINANCE NO. 1676; 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 APPROXIMATELY 5.26± ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF DEEM DRIVE AND SERGEANT JORDAN AVENUE (ZN-82-02, SGT. JORDAN AND GOLDFIELD) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1676 as introduced by the City Clerk:

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 APPROXIMATELY 5.26± ACRES THEREIN

FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED
AT THE NORTHWEST CORNER OF DEEM DRIVE AND
SERGEANT JORDAN AVENUE (ZN-82-02, SGT. JORDAN
AND GOLDFIELD) AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATING THERETO.

Councilwoman Smith questioned what was directly to the west of the subject site. Acting Development Services Director responded ranch estates were to the west. She stated her concern about developing an island of R-1 in an area of ranch estates which would constitute spot zoning.

Mayor Montandon questioned if the three lots to the west totaling five acres to were developed.

Dean Rasmussen, 3068 East Sunset Road, No. 9, Las Vegas, responded the property was developed as ranch estates. He stated approximately three meetings had been held with the neighbors and for the most part, they were pleased with the quality of the project. He felt the major issues for the neighbors were related to traffic and improvements. He stated there was a small contingent of residents opposed to the project.

Councilwoman Smith was concerned the portion of Kraft Avenue in question would be able to handle the increased traffic the project would create. Mr. Rasmussen stated their project would not use Kraft Avenue. A traffic study would be submitted and recommended improvement would mitigate any problems. He stated a major issue in ranch estates areas was pedestrian traffic. If the City's traffic division deemed it necessary, the developer would be required to install walking routes. Mr. Rasmussen felt the development would provide no detriment to the neighborhood, rather it would clean up the area and bring more amenities to the residents. Councilwoman Smith responded the rural lifestyle would be compromised with the R-1 development, no matter how small.

Jeff Bade, 4940 Goldfield Street, North Las Vegas, voiced his concerns regarding the traffic pattern that would provide ingress and egress from Sgt. Jordan, a thirty foot roadway. Councilman Eliason stated if the development were approved, the other half of Sgt. Jordan would be improved making it a 60 foot street. Mr. Bade agreed but contended the military, which owned the property to the north abutting Sgt. Jordan would most likely not move the fenced area to construct their 30 feet of roadway. Mr. Bade stated he was willing to work with the developer to come to an equitable solution. He pointed out the area appeared to be undeveloped because of the rural aspect of the large lots. He requested the R-1 development be restricted to one story.

Dean Rasmussen stated he and the builders he represented developed quality projects for the City. Some benefits of the development would be to bring City water and sewer, paved roads and walking paths to the area. Mr. Rasmussen stated it was impossible to guarantee the houses would be one story.

Councilman Buck questioned why Staff recommended approval of this project. Acting Development Services Director Steve Baxter responded the location was not within the Ranch Estates Preservation Area. The understanding was if a project was not within the Preservation Area and the Comprehensive Plan indicated low density residential, it was compatible and suitable for R-1 development.

Councilwoman Smith voiced her objections to the project as she felt it constituted spot zoning.

ACTION: PASS AND ADOPT

MOTION: Councilman Eliason
SECOND: Mayor Montandon
AYES: Mayor Montandon, Council Member Eliason
NAYS: Council Members Smith and Buck
ABSTAIN: None

The motion did not carry.

ACTION: CONTINUED TO AUGUST 21, 2002

MOTION: Mayor Montandon
SECOND: Councilman Buck
AYES: Mayor Montandon, Council Members Buck and Eliason
NAYS: Councilwoman Smith
ABSTAIN: None

53. ORDINANCE NO. 1677; 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 APPROXIMATELY 8.18 ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DONNA STREET AND HAMMER LANE (ZN-83-02, COBBLESTONE MANOR WEST) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1677 as introduced by the City Manager:

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 APPROXIMATELY 8.18 ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY GENERALLY LOCATED

AT THE SOUTHEAST CORNER OF DONNA STREET AND HAMMER LANE (ZN-83-02, COBBLESTONE MANOR WEST) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Development Services Director Steve Baxter explained the application was consistent with the Comprehensive Plan.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

Mayor Montandon recessed the meeting at 8:38 p.m. and reconvened the meeting at 8:45 p.m.

54. ORDINANCE NO. 1678; 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 APPROXIMATELY 2.38± ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY LOCATED AT 5145 NORTH GOLDFIELD STREET (ZN-84-02, LEDON, CALIXTO RAYMOND) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1678 as introduced by the City Manager:

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 APPROXIMATELY 2.38± ACRES THEREIN FROM R-E TO R-1 FOR PROPERTY LOCATED AT 5145 NORTH GOLDFIELD STREET (ZN-84-02, LEDON, CALIXTO RAYMOND) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Calixto Ledon, 51 East Long Acres, Henderson, stated across the street from the proposed development was a church. A high school was at the northeast corner and a residential development was on the northwest corner.

ACTION: TABLED TO AUGUST 21, 2002

MOTION: Councilman Buck
SECOND: Mayor Montandon
AYES: Mayor Montandon, Council Members Smith, Buck and Eliason
NAYS: None
ABSTAIN: None

55. ORDINANCE NO. 1680; 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 APPROXIMATELY 20.9± ACRES THEREIN FROM R-E TO PUD (ZN-53-02, AZURE/STATZ III), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF AZURE AVENUE AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1680 as introduced by the City Manager:

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 APPROXIMATELY 20.9± ACRES THEREIN FROM R-E TO PUD (ZN-53-02, AZURE/STATZ III), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF AZURE AVENUE AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, representing the applicant, requested Condition No. 32 be deleted. That condition read: "That the multi-family element of this proposal be removed and replaced with single family attached (i.e., townhome) or detached dwelling units in compliance with the R-2 zoning requirements and the multi-family residential shall not exceed a four-plex configuration."

Councilwoman Smith questioned the size of the lots. Mr. Gronauer responded the multi-family development would have approximately 14 to 14.5 units to the acre. The southern portion of the ten acres contained 3,500 square foot lots. Further south, the lot sizes were 6,000 square feet.

Councilman Buck questioned if by approving this application without yet having adopted the new small lot size standards, could the new standards be imposed at a later date. Mr. Gronauer responded Condition No. 46 stated the project was to be in compliance with all codes and ordinances in effect at the time the building permit was issued. Acting

Development Services Director Steve Baxter added the application was for a Planned Unit Development and all conditions applied. Mayor Montandon clarified if the small lot design guidelines were completed before the building permits were issued the applicant would have to comply with the new standards. Mr. Gronauer stated it was anticipated the building permits would be applied for within one to two years. City Manager Fritsch stated the small lot design guidelines would be presented to Council within 90 days. Councilman Buck asked if the applicant was willing to meet the new design guidelines even though they were unknown at that time. Mr. Gronauer stated that was correct.

Assistant City Manager Gregory Rose requested a condition be added that stated a building permit would not be permitted within 180 days for the small lot development. Mr. Gronauer requested the limit be 120 days. He requested a condition be placed on the final development plan to review the small lot design guidelines. Mr. Nigro stated the project could be delayed up to one year if it was necessary to wait for the new design guidelines.

Councilwoman Smith questioned the time frame for completion of the small lot design guidelines. Acting Director Baxter responded a draft could be completion in three to four months but the adoption process would take substantially longer. He added the new standards could be radically different from the preliminary plan for this project.

Deputy City Attorney Jim Lewis pointed out the small lot design guidelines would include items such as architectural guidelines, setbacks, open space requirements that could substantially alter the design of the applicant's PUD. Mayor Montandon stated it would be in the best interest of the applicant to wait until the design guidelines were approved before moving forward with the design of the project. Councilman Buck requested the process be expedited for the application. City Manager Fritsch reminded Council this was not the first application to be applied to the new design guidelines.

Councilman Eliason questioned whether this ordinance included small lots. Mr. Gronauer responded it included the 3,500 square foot lots.

Mr. Gronauer suggested the architectural standards be reviewed during the final development plan review. Councilwoman Smith pointed out the new design standards would address much more than architectural details.

ACTION: PASSED AND ADOPTED AS AMENDED; CONDITION NO. 32 DELETED AND REPLACED WITH A CONDITION THAT THE MULTI-FAMILY DEVELOPMENT HAVE A SWIMMING POOL

MOTION: Councilwoman Smith

SECOND: Mayor Montandon

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

56. **ORDINANCE NO. 1681; 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 APPROXIMATELY 41.82± ACRES THEREIN FROM R-E TO PUD (ZN-54-02, AZURE/STATZ I), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1681 as introduced by the City Manager:

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 APPROXIMATELY 41.82± ACRES THEREIN FROM R-E TO PUD (ZN-54-02, AZURE/STATZ I), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Buck

SECOND: Mayor Montandon

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

57. **ORDINANCE NO. 1682; 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 APPROXIMATELY 10.4± ACRES THEREIN FROM M-1 TO PUD (ZN-55-02, AZURE/STATZ II), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AZURE AVENUE AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1682 as introduced by the City Manager:

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 APPROXIMATELY 10.4± ACRES THEREIN FROM M-1 TO PUD (ZN-55-02, AZURE/STATZ II), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AZURE AVENUE AND STATZ STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Eliason

SECOND: Councilman Buck

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

APPOINTMENTS

58. APPOINTMENT OF DAVID H. BERESKIN, P.E. TO THE SOUTHERN NEVADA WATER AUTHORITY MANAGEMENT ADVISORY COMMITTEE FOR THE LAS VEGAS WASH COOPERATIVE AGREEMENT WITH LESLIE LONG SERVING AS ALTERNATE REPRESENTATIVE.

ACTION: DAVID BERESKIN, P.E. APPOINTED; LESLIE LONG APPOINTED AS ALTERNATE REPRESENTATIVE

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

AYES: Mayor Montandon, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

Councilman Buck left Council Chambers at 9:10 p.m.

59. RATIFICATION OF APPOINTMENT OF HUMAN RESOURCES DIRECTOR VINCE ZAMORA TO THE NORTH LAS VEGAS DEFERRED COMPENSATION PLAN COMMITTEE FOR AN INDEFINITE TERM.

ACTION: APPOINTMENT OF VINCE ZAMORA RATIFIED

MOTION: Mayor Montandon
SECOND: Councilman Eliason
AYES: Mayor Montandon, Council Members Smith and Eliason
NAYS: None
ABSTAIN: None

COUNCIL ITEMS

Councilwoman Smith requested a discussion of bike paths and a review of the industrial and commercial mix.

CITY MANAGER'S REPORT

There was no report given.

PUBLIC FORUM

Mike Winne commended the Police Department for their efforts at the National Night Out.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 9:15 P.M.

MOTION: Councilwoman Smith
SECOND: Councilman Eliason
AYES: Mayor Montandon, Council Members Smith and Eliason
NAYS: None
ABSTAIN: None

APPROVED: September 18, 2002

/s/ Michael L. Montandon
Mayor Michael L. Montandon

Attest:

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