

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

December 4, 2002

**CITY COUNCIL MEETING**

**CALL TO ORDER**

6:03 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 L. Eliason

**STAFF PRESENT**

City Manager Kurt Fritsch	Deputy Fire Chief Jim Stubler
Assistant City Manager Gregory Rose	Acting Director Parks & Recreation Jim Stritchko
Assistant City Manager Dan Tarwater	Human Resources Director Vince Zamora
City Attorney Sean McGowan	Assistant Police Chief Joe Forti
City Clerk Eileen Sevigny	Associate Public Works Director Laurnal H. Gubler
Acting Development Services Director Steve Baxter	Assistant to the City Manager Brenda Johnson
Community Development Director Jacque Risner	Assistant Detention Center Chief Dan Lake
Administrative Services Director Eric Dabney	Assistant City Clerk Karen L. Storms
Finance Director Phil Stoeckinger	

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Eileen M. Sevigny, CMC  
City Clerk

**INVOCATION**

The Reverend Jesse Scott

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tempore William Robinson

## **AGENDA**

### **1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF DECEMBER 4, 2002.**

ACTION: APPROVED AS AMENDED; ITEM NO. 37 WITHDRAWN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**

### **9. APPROVAL OF SPECIAL RETREAT OF THE CITY COUNCIL MINUTES OF OCTOBER 19, 2002.**

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

### **10. APPROVAL OF REGULAR CITY COUNCIL MINUTES OF NOVEMBER 6, 2002.**

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

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

**DEVELOPMENT SERVICES**  
Inspections Division

Add two (2) full time Inspector TNS 19/Combination Inspector TNS 20 positions for the Del Webb Group by Pulte Homes Development in Aliante.

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

**12. APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND ICMA-RC IN THE APPROXIMATE AMOUNT OF \$400 TO PROVIDE THE CITY OF NORTH LAS VEGAS VANTAGE CARE RETIREMENT HEALTH SAVINGS (RHS) PLAN FOR ELIGIBLE EMPLOYEES. (CNLV CONTRACT NO. C-5256)**

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

**13. APPROVAL TO REALLOCATE \$6,125 OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONTINGENCY FUNDS FROM FISCAL YEAR 2002/2003, TO THE PUBLIC WORKS ADA ACCESSIBILITY PROJECT TO RESOLVE THE FUNDING GAP BETWEEN THE CURRENT BUDGETED AMOUNT AND THE LOWEST RESPONSIVE AND RESPONSIBLE BID AMOUNT.**

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

14. **APPROVAL OF SOUTHERN NEVADA WATER AUTHORITY'S (AUTHORITY) AMENDMENT OF THE COOPERATIVE AGREEMENT FOR BANKING WATER WHICH WOULD ALLOW THE LAS VEGAS VALLEY WATER DISTRICT (DISTRICT) TO ENTER INTO AN AGREEMENT WITH THE AUTHORITY SIMULTANEOUSLY, ALLOWING THE DISTRICT TO RECHARGE UP TO 5,000 ACRE-FEET PER CALENDAR YEAR ON BEHALF OF THE GROUNDWATER MANAGEMENT PROGRAM (GMP). (CNLV CONTRACT NO. C-3190)**

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

15. **APPROVAL OF THE OFFER FROM NEVADA POWER COMPANY IN THE AMOUNT OF \$781,000 FOR THE GRANT OF EASEMENT FOR TWO PARCELS OF LAND ADJACENT TO AN EASEMENT TO ACCOMMODATE THE CONSTRUCTION OF A PROPOSED 500KV ELECTRICAL TRANSMISSION LINE ON THE SOUTH SIDE OF MOCCASIN ROAD NEAR RAINBOW BOULEVARD.**

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

16. **APPROVAL TO ACCEPT UTILITY AND SIDEWALK EASEMENT RN-35-02, CHEYENNE MARKETPLACE, LLC; DEED OF DEDICATION RN-36-02, WONDERVIEW CORPORATION; ROADWAY EASEMENT RN-37-02, MANTONOVICH FAMILY TRUST; ROADWAY EASEMENT RN-38-02, COPART ARIZONA, INC.; ROADWAY EASEMENTS RN-39-02, REBEL OIL COMPANY, INC.; DEED OF DEDICATION RN-40-02, CLARK COUNTY SCHOOL DISTRICT**

**BOARD OF SCHOOL TRUSTEES; DRAINAGE EASEMENT RN-41-02, FRED ALLEN III AND DIAN ALLEN REVOCABLE FAMILY TRUST; UTILITY EASEMENT RN-42-02, TNT AUTO PARTS, INC.; UTILITY EASEMENT RN-43-02, RAMON ORTEGA; UTILITY EASEMENT RN-44-02, COLLEGE PARK REALTY CO.; DRAINAGE EASEMENT RN-45-02, DONALD L. DENMAN ET AL; DEED OF DEDICATION RN-46-02, JERALD M. SPILSBURY ET AL; ROADWAY EASEMENTS RN-47-02, JERALD M. SPILSBURY ET AL; DEED OF DEDICATION RN-48-02, CAMINO AL NORTE VENTURES LLC; UTILITY AND SIDEWALK EASEMENTS RN-49-02, LOSEE LLC; ROADWAY EASEMENTS RN-50-02, JL BEAM ENTERPRISES, LLC; ROADWAY EASEMENTS RN-51-02, CHEYENNE MARKETPLACE LLC; UTILITY EASEMENT RN-52-02, NORTH MEADOWS LLC; AND ROADWAY EASEMENT RN-53-02, SMITH-CHRISTENSEN ENTERPRISES LLC.**

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

17. **APPEAL, SUBMITTED BY ROBERT GRONAUER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE FDP-07-02 (DECATUR CROSSING); AN APPLICATION SUBMITTED BY DECATUR CROSSING LLC ON BEHALF OF TIGHI FAMILY LP, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN IN A PUD PLANNED UNIT DEVELOPMENT ON 10± ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND DECATUR BOULEVARD. (SET PUBLIC HEARING FOR DECEMBER 18, 2002) (ASSOCIATED ITEM NO. 18, UN-82-02 AND ITEM NO. 19, UN-83-02)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

18. **APPEAL, SUBMITTED BY ROBERT GRONAUER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-82-02 (DECATUR CROSSING); AN APPLICATION SUBMITTED BY DECATUR CROSSING LLC ON BEHALF OF TIGHI FAMILY LP, PROPERTY OWNER, FOR A USE PERMIT TO ALLOW AN AUTOMOBILE SERVICE STATION IN A PUD PLANNED UNIT DEVELOPMENT ON 10± ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND DECATUR BOULEVARD. (SET PUBLIC HEARING FOR DECEMBER 18, 2002) (ASSOCIATED ITEM NO. 17, FDP-07-02 AND ITEM NO. 19, UN-83-02)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

19. **APPEAL, SUBMITTED BY ROBERT GRONAUER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-83-02 (DECATUR CROSSING); AN APPLICATION SUBMITTED BY DECATUR CROSSING LLC ON BEHALF OF TIGHI FAMILY LP, PROPERTY OWNER, FOR A USE PERMIT TO ALLOW A FINANCIAL INSTITUTION WITH A DRIVE-THRU IN A PUD PLANNED UNIT DEVELOPMENT ON 10± ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND DECATUR BOULEVARD. (SET PUBLIC HEARING FOR DECEMBER 18, 2002) (ASSOCIATED ITEM NO. 17, FDP-07-02 AND ITEM NO. 18, UN-82-02)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

20. **APPEAL, SUBMITTED BY DONNA SPARKS, RESIDENT, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE SPR-33-02 (WAL-MART); AN APPLICATION REQUESTING AN EXPANSION OF THE EXISTING WAL-MART AND A WAIVER OF DESIGN STANDARDS' REQUIREMENT THAT FOUNDATION LANDSCAPING BE PROVIDED ALONG ALL FRONTAGES WITH A CUSTOMER ENTRANCE AND A REDUCTION IN THE SIZE OF THE LANDSCAPE ISLANDS IN THE PARKING LOT IN A C-2 GENERAL COMMERCIAL DISTRICT ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CLAYTON STREET AND CRAIG ROAD. (SET PUBLIC HEARING FOR DECEMBER 18, 2002)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

21. **APPEAL, SUBMITTED BY TERRY SOVEY, OF THE DECISION OF THE PLANNING COMMISSION TO DENY VN-09-02; AN APPLICATION SUBMITTED BY TERRY SOVEY, PROPERTY OWNER, FOR A VARIANCE IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A 9 ½ FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A SINGLE FAMILY HOME ON PROPERTY LOCATED AT 4012 TALARA LANE. (SET PUBLIC HEARING FOR DECEMBER 18, 2002)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

22. **AMP-58-02 (WESTWIND); AN APPLICATION SUBMITTED BY SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT CO., INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF VLDR VERY LOW DENSITY RESIDENTIAL TO MDR MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF VALLEY DRIVE AND GRAND TETON DRIVE. (SET PUBLIC HEARING FOR DECEMBER 18, 2002)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

23. **AMP-65-02 (CENTENNIAL VILLAGE); AN APPLICATION SUBMITTED BY FOCUS COMMERCIAL GROUP, PROPERTY OWNER, TO AMEND THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE APPROXIMATELY 1,100 FEET OF SANDY LANE COMMENCING AT TROPICAL PARKWAY AND PROCEEDING NORTH TO CENTENNIAL PARKWAY. (SET PUBLIC HEARING FOR DECEMBER 18, 2002)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

24. **AMP-67-02 (CNLV); AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS TO AMEND THE MASTER PLAN OF STREETS AND HIGHWAYS BY INCREASING, DECREASING, REALIGNING, EXTENDING, ADDING AND DELETING VARIOUS RIGHTS-OF-WAY THROUGHOUT THE CITY OF NORTH LAS VEGAS. (SET PUBLIC HEARING FOR DECEMBER 18, 2002)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 18, 2002

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

25. **VAC-28-02 (DEAN FOODS); AN APPLICATION SUBMITTED BY E. A. BONELLI & ASSOCIATES ON BEHALF OF LAWRENCE G. FISHER, ET AL, PROPERTY OWNER, TO VACATE A PORTION OF MT. HOOD STREET COMMENCING AT CENTENNIAL PARKWAY AND PROCEEDING NORTH APPROXIMATELY 737 FEET AND TO VACATE A PORTION OF SHATZ STREET COMMENCING AT ROME BOULEVARD AND PROCEEDING SOUTH APPROXIMATELY 545 FEET. (SET PUBLIC HEARING FOR JANUARY 2, 2003)**

ACTION: PUBLIC HEARING SET FOR JANUARY 2, 2003

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

### **BUSINESS**

26. **DECLARATION OF BREACH OF CONTRACT BY ANN ALLEN LLC OF THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN ANN ALLEN LLC AND THE CITY OF NORTH LAS VEGAS DATED AUGUST 2, 2000. (TABLED FROM SEPTEMBER 18, OCTOBER 2, OCTOBER 16, AND NOVEMBER 6, 2002) (ASSOCIATED ITEM NO. 27, ORDINANCE NO. 1713) (CNLV CONTRACT NO. C-4746)**

Assistant City Manager Gregory Rose met with George Garcia, the representative for Ann Allen LLC and identified remaining improvements that needed to be accomplished on Fire Station No. 55. Ann Allen LLC agreed to complete those improvements. Assistant City Manager Rose requested Council withdraw Item Nos. 26 and 27.

ACTION: WITHDRAWN

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

**27. FINAL ACTION ORDINANCE NO. 1713; AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS REPEALING ORDINANCE NUMBER 1429 WHICH APPROVED A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND ANN ALLEN, LLC FOR THE DEVELOPMENT OF LAND AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; CANCELLATION OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND ANN ALLEN LLC PURSUANT TO THE TERMS OF SUCH AGREEMENT AND NRS § 278.0205. (CONTINUED FROM OCTOBER 2, OCTOBER 16, AND NOVEMBER 6, 2002) (ASSOCIATED ITEM NO. 26)**

ACTION: WITHDRAWN

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

**28. APPROVAL TO PURCHASE A PARAMEDIC/RESCUE VEHICLE FOR THE FIRE DEPARTMENT IN THE AMOUNT OF \$155,000 FROM BRAUN NORTHWEST USING CITY OF HENDERSON CONTRACT NO. 112-98\*99 PURSUANT TO NRS 332.195.**

City Manager Kurt Fritsch stated William Lyon Homes had contributed the majority of funds for this purchase.

ACTION: APPROVED

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

**29. APPROVAL TO AWARD THE CONSTRUCTION CONTRACT INCLUDING ADDITIVE ALTERNATE NO. 1 FOR THE MARTIN LUTHER KING BOULEVARD WIDENING PROJECT, PHASE I (CAREY AVENUE TO CHEYENNE AVENUE), BID NO. 1112 IN THE AMOUNT OF \$4,519,223 TO FREHNER CONSTRUCTION COMPANY, INC. (CNLV CONTRACT NO. C-5255)**

City Manager Kurt Fritsch advised Council the contract went over the initial engineer's estimate. The City would use surplus funds from a previous project as well as a number of smaller projects which would be deferred to the 26A fund for a year due to the importance of project completion.

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

**30. APPROVAL OF THE PROGRESS REPORT OF THE PROPOSED SINGLE FAMILY DETACHED HOME SMALL LOT DESIGN STANDARDS AND DIRECTION TO STAFF.**

Acting Development Services Director Steve Baxter reported the City had been inundated with requests to change the Comprehensive Plan and the zoning ordinances to permit single family residences on 4500 square foot lots or less. Those requests raised issues on market segmentation and quality of housing for the City. He stated the City had lot sizes as small as 1900 square feet in addition to the highest amount of entry level and first-time buyer housing in the area.

Acting Director Baxter explained due to higher land cost, developers had decided either to increase the house cost or increase density. The median house price was over \$182,000. Acting Director Baxter stated in response to the concern of increased density and lower quality accompanying the small lot development, the City Council declared a moratorium which allowed staff to evaluate the impact of small lots upon the City.

The goal of the standards had been to continue to upgrade and improve the quality of housing product, architectural styles, and site planning in the City. This goal produced a major question regarding small lot development; did the City want small lot development everywhere? Acting Director Baxter answered no. The next question became; where would small lot development be most appropriate? Acting Director Baxter answered by saying in Master Planned Communities and further cited the reasons: Master Planned Communities were substantially better quality and produced all around better amenities.

He reported Aliante contained 4000 square foot lots which was 20% of the total community. He felt for that reason the only workable way to approve small lots was in conjunction with a Master Planned Community that provided adequate amenities and market segmentation.

Mayor Montandon stated the Master Planned Community size had been lowered from 1000 to 500 acres. He discussed density transfer or density management in a Planned Unit Development over 100 to 200 acres and small lots being allowed in a PUD if density did not exceed a set limit, such as six units an acre. This would not be as restrictive as small lots only allowed in a Master Planned Community. Councilman Eliason asked if the City had any developments such as the one Mayor Montandon mentioned. Acting Director Baxter replied a 60 acre PUD was submitted for Losee Road and Centennial Parkway. He added a PUD could be submitted with multiple owners versus a Master Planned Community which required one owner. The residential portion of the PUD would require a set number of large lots to offset the number of small lots which created density transfer and market segmentation.

Councilwoman Smith stated she would like to see the completed small lot projects the Council already approved and felt the only truly balanced community had been planned in Aliante. Councilman Buck questioned Acting Director Baxter regarding the number of small lot projects, acreage included, for those already approved. He replied ten to fifteen projects had been approved at approximately 100 acres throughout the last two years. Mayor Pro Tempore asked if that was for 2500 square foot lots. Acting Director Baxter replied they were for 4500 square foot lots and under. Councilman Buck questioned if that included Aliante. Acting Director Baxter responded it did not. Councilman Buck stated she would like to see completed projects, particularly the one near Valley Drive and Ann Road and felt most comfortable with keeping future small lots in Master Planned Communities. Mayor Montandon stated on a recent trip to Phoenix he had seen million dollar homes on half and quarter acre lots across the street from homes on 2500 square foot lots and he thought it looked nice. He voiced concern in regards to doing that type of planning in the form of a resolution or ordinance. Councilman Eliason asked how many of the small lot projects in progress had been approved as a PUD. Acting Director Baxter replied all of them. Councilman Buck asked if the City had taken into account in-fill lots in the small lot guidelines. Acting Director Baxter replied building on in-fill lots contributed to neighborhoods with 6000 square foot lots and a few 2100 square foot lots and felt that was not the answer to the in-fill issue. Mayor Montandon said in-fill lots would require a different set of standards. He stated he would like staff to continue work on the Small Lot Design Guidelines and to provide specific numbers in regards to how many small lots could be blended into larger lots and the acreage involved or if that was not achievable, a detailed explanation why. He requested models and pictures that showed the pros and cons. Councilwoman Smith stated during the last Council retreat the decision about small lots only allowed in Master Planned Communities had been decided. She felt Staff should continue in that direction. Mayor Montandon stated he requested this item for clarification.

Mayor Pro Tempore replied he understood the acreage numbers for the Master Planned Community would be lower. City Manager Kurt Fritsch stated discussion at the retreat focused on Master Planned Communities but differences of opinion remained. He requested information on moving forward with the Small Lot Design Guidelines. Mayor Montandon desired visual information. Acting Director Baxter questioned if Council wanted Master Planned Community information along with PUD information. City Manager Fritsch reported the City had 75% percent starter housing and other markets had not been reached. The feeling generated at the retreat was the City was saturating the market with small lot housing. Mayor Montandon agreed. He felt Aliante was the City's only Master Planned Community and said the question was if the City desired to continue to provide small lots, none at all or if a middle ground could be reached. City Manager Fritsch questioned if Council desired the Planning Commission to explore small lot options in PUD's and Master Planned Communities. He said if that was the case then a number and size would be presented to Council. Acting Director Baxter reminded Council about the 115 acre approved PUD that contained small lots. Councilman Eliason voiced the need for amenities over lot size. He felt a \$180,000 or \$200,000 home on a small lot would be fine if it had the right amenities. Mayor Pro Tempore Robinson agreed with Mayor Montandon and suggested Acting Director Baxter focus on a more visual presentation.

City Manager Fritsch stated the small lot design standards could be reworked, brought back to Council and voted on at a later date. Mayor and Council agreed.

ACTION: PROGRESS REPORT GIVEN

**PUBLIC HEARINGS - 6:30 P.M.**

2. **AMP-54-02 (VILLAS @ CENTENNIAL); AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, SUBMITTED BY KB HOMES ON BEHALF OF OAKLAND AVENUE HOLDINGS LP; ROBERT AND BEATRICE ZARING; AND JJMS, PROPERTY OWNERS, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO MHDR MEDIUM HIGH DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND SAN MATEO STREET. (CONTINUED NOVEMBER 6 AND NOVEMBER 20, 2002) (ASSOCIATED ITEM NO. 3, ORDINANCE NO. 1728, ZN-104-02)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter stated this item was recommended for approval by the Planning Commission and Staff.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented KB Homes

concerning this matter and stated the site was located north of the existing Beltway and east of an already approved 40 acre commercial site. It was also east of Aliante. Mr. Gronauer felt the site was better suited as a Medium-High Density Residential site allowing 13 units per acre than to remain as a Commercial site. He stated the Planning Commission had recommended approval and also asked Council to approve the application.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

3. **FINAL ACTION ORDINANCE NO. 1728; 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 25.5± ACRES THEREIN FROM C-2 TO PUD FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND SAN MATEO STREET (ZN-104-02, VILLAS AT CENTENNIAL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED NOVEMBER 20, 2002) (ASSOCIATED ITEM NO. 2, AMP-54-02)**

Ordinance No. 1728 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 25.5± ACRES THEREIN FROM C-2 TO PUD FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND SAN MATEO STREET (ZN-104-02, VILLAS AT CENTENNIAL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Development Services Director Steve Baxter advised this item was recommended for denial by Staff due to several deviations from the code. The Planning Commission approved this application with two car garages. However, staff felt the project was undesirable because the proposed lot sizes were 2135 square feet as a minimum rather

than reaching the 3000 square foot minimum. The backyard would be five feet and the front-yards ten feet. The open space did not meet Parks and Recreation's requirements. Therefore, Acting Director Baxter recommended denial.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, requested if Council approved the application, it be with one car garages and if that was unacceptable, to deny the application without prejudice.

Mayor Montandon replied if Council were to deny this application it would be for more than just the one car garage issue, it would also be due to the open space requirement and the rear setbacks. Mayor Montandon stated one car garages were something the City had worked very hard to get rid of. Habitat for Humanity was denied an application because of the one car garage issue. The City had set a precedent of not allowing one car garages in North Las Vegas.

ACTION: DENIED WITHOUT PREJUDICE

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

4. **APPEAL, SUBMITTED BY ROBERT GRONAUER ON BEHALF OF THE APPLICANT AND PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE T-952 (VILLAS @ CENTENNIAL), WITH CONDITIONS; AN APPLICATION SUBMITTED BY KB HOMES INC., ON BEHALF OF OAKLAND AVENUE HOLDINGS LP, PROPERTY OWNER, FOR A TENTATIVE MAP REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED PUD) ON 25.5± ACRES CONSISTING OF 125 DUPLEXES/250 UNITS ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND SAN MATEO STREET.**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: WITHDRAWN

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-64-02 (TANEY ENGINEERING); AN APPLICATION SUBMITTED BY TANEY ENGINEERING ON BEHALF OF VALERIE BROWN, JULIE BENARIO, PAUL BENARIO, STEVEN BENARIO, STACY SEFMAN LELAH, DANA SEFMAN, AND THE PREMIER TRUST OF NEVADA, SUCCESSOR TRUSTEE FOR THE JOY SEFMAN TRUST, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO MDR MEDIUM DENSITY RESIDENTIAL FOR PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND STATZ STREET.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter stated the application was recommended for approval by Staff and the Planning Commission due to the fact it had Medium Density Residential to the west, north, and east.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, appeared on behalf of the applicant and asked that Council follow Staff's and the Planning Commission's recommendations.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

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

38. **ORDINANCE NO. 1735; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS**

**MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 10.16± ACRES THEREIN FROM R-E TO PUD (ZN-116-02, CENTENNIAL & STATZ), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND STATZ STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1735 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 10.16± ACRES THEREIN FROM R-E TO PUD (ZN-116-02, CENTENNIAL & STATZ), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND STATZ STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Development Services Director Steve Baxter reported the application contained 4500 square foot lots. Staff and the Planning Commission recommended approval. Acting Director Baxter read the amendments into the record:

Condition No. 11 The minimum lot size should be 4500 square feet.

Condition No. 27 (standard condition No. 4) The development shall generally conform to the site plan submitted or as amended herein.

Acting Director Baxter stated the reason for Condition No. 27 was so the site would be developed as submitted on the site plan.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, he stated he concurred with the amendments and asked for approval by the Council.

City Attorney Sean McGowan questioned Condition No. 11 which concerned the minimum lot size of 4500 square feet and minimum lot width of 45 feet. He asked Acting Director Baxter if minimum lot width was being deleted. Acting Director Baxter replied yes, the reason being the Comprehensive Plan did not require a minimum lot width of 45 feet and four of the lots due to the configuration of the property did not meet the minimum requirement.

ACTION: PASSED AND ADOPTED AS AMENDED  
MOTION: Councilwoman Smith  
SECOND: Councilman Buck

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

**6. AMP-57-02 (LONE MOUNTAIN TAEKWONDO); AN APPLICATION SUBMITTED BY JOHN THOMSON, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OFFICE TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 4324 DECATUR BOULEVARD. (ASSOCIATED ITEM NO. 7, ZN-58-02)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Steve Baxter reported this item was recommended for denial by Staff and the Planning Commission. The Planning Commission's recommendation for denial was because office uses were better neighbors to single family residential than commercial uses. The application also did not meet the requirement for commercial purposes. A market study did not support commercial being at the location. There were 40 acres of commercial development in the area and the Comprehensive Plan recommended no more than 35 acres.

**George Garcia, 2501 Green Valley Parkway Suite 108, Henderson,** stated the real question was not the Market Study. The property was already zoned Commercial Professional. He was asking for Commercial Professional zoning plus one additional item, for a taekwondo studio. Taekwondo studios were not defined in the Zoning Code. The Walgreen's Drug Store, on the corner of Craig Road and Decatur Boulevard, was north of the proposed site and it had been rezoned. The project was less than the required minimum acreage but was approved. He felt the taekwondo studio was compatible with the dance studio to the north and the day care center to the south. Mr. Garcia presented the application with a PUD that eliminated all other C-1 uses except one, a taekwondo studio. He quoted the Code Book section regarding PUD zoning by stating the purpose of the designation was, "to encourage innovations in residential and commercial development so greater opportunities for housing and recreation may be extended to all citizens and residents of North Las Vegas." The boundary of Commercial Professional was situated with Rural Residential to the east, Commercial to the north and west. The land had been vacant for three years and had been difficult to lease. Mr. Garcia stated his request would put the site to productive use which would prevent it from becoming a blighted condition. He reported he had presented petitions with approximately three hundred signatures accepting the taekwondo studio to the Planning Commission.

**Sue Langdon, 5605 Avenida Tampico, Las Vegas,** the applicant, was the martial arts

instructor at Lone Mountain Taekwondo for the past eight years. Five years previous, she realized that she had outgrown her current location and began looking for commercial property. The commercial property near her location sold in 17 acre lots which was far too large for her needs. She stated fifty percent of her bills were renting her current space, which was too small for her students' needs. She found a three-quarter acre parcel, hired an engineering firm who informed her that development of the property would cost \$100,000 extra to prepare the soil based on the location. That would mean raising her teaching rates which she preferred not to pass on to her students. While she explored those avenues, a parent of a student said his house was on the market and was zoned Commercial Professional. It met her needs and she moved forward with acquiring the building. Past zoning proposals had failed, she was attempting a different method. Ms. Langdon pointed out she and her students were involved in many community services. She felt she provided a family oriented service to the community.

Councilman Eliason asked if there were any plans for outdoor activities. Mr. Garcia replied the school's administrative services and classes would be held inside the building. Councilwoman Smith asked if Ms. Langdon had any plans to expand outside. Ms. Langdon stated there was a back patio poured but she had no immediate plans for expansion.

Councilwoman Smith asked about other activities at the school since they were a community oriented business. Ms. Langdon stated the fund raising that her students had accomplished had been at local junior high schools and demonstrations were held at a nearby McDonald's restaurant. Any future fund raising by the school would be offsite. Councilwoman Smith asked if the school might hold car washes, yard sales, or bake sales. Ms. Langdon stated if those activities were going to be performed, the school would pick a higher traffic area or the activity would be in conjunction with another business such as, a McDonald's or Von's grocery store. Mr. Garcia told Council they would agree to a condition that none of the aforementioned activities would take place at the school.

Councilman Buck asked Acting Director Baxter about the hours of the day care center. He replied he was not aware of the hours of operation. Ms. Langdon reported the hours for the day care center, that would open in January, would be 9 A.M. to 3 P.M. She held her first class at 4 P.M. She also stated the day care center wanted to share the parking lot with the taekwondo school. Councilman Buck asked about the schools' hours. Ms. Langdon stated 4 P.M. to 9 P.M., and also on Saturdays. She also stated that activities would be done indoors, as it was too hot in the summer and too cold in the winter to hold lessons outside. Mayor Pro Tempore Robinson asked how many North Las Vegas residents were enrolled in the school. Ms. Langdon stated she did not keep statistics of that nature. She had 89 students currently enrolled. Mayor Pro Tempore Robinson asked about the student's age groups. She stated the first age group began at five and her average age group was nine to twelve years old. She also held classes for teens and she ran a parents class at the same she ran other classes.

**Jose A. Solorio, 605 Oakmont Dr. #2003, Las Vegas,** stated his son attended the taekwondo school. He and his wife fully supported the program. He did not think this

business would be detrimental to the day care center, the Walgreen's or the surrounding homes. The new space would be less rent and provide more space which could aid in the success of the school. He felt the taekwondo school was a positive influence for his son and the school encouraged family togetherness. He strongly urged the Council to support this application.

**Keith M. Lyons Jr., 1307 Basinbrook Drive, North Las Vegas,** reported he had been involved in taekwondo since 1979 as an instructor. He stated the school's location would only be zoned for taekwondo and would revert to the original zoning if the school vacated. He believed it fit the plan currently in effect. He felt the taekwondo school served an educational purpose and stated the location had been vacant for the last three years and it served no purpose to the City to continue being vacant property. He added the benefit in tax revenue and business license fees could only benefit the City. He urged Council to approve the school.

**Trina DelCorto, 5908 Trumbull Street, Las Vegas,** stated her daughter was a member of the school and was doing well. She felt the school was good for the community and it allowed her to be involved in the community.

Ms. Langdon explained she had collected petition signatures by sitting in front of the Walgreen's Drug Store for four days. She talked to approximately 150 people who supported the taekwondo school. She walked through the nearby neighborhood, knocked on doors and asked people about the school and received only positive responses. She felt the neighborhood was in support of the school.

City Attorney Sean McGowan pointed out if Council amended the Master Plan to Neighborhood Commercial, there was no guarantee the transaction proposed as a PUD would go forward. In the event the project did not happen, the property would remain Professional Commercial in the middle of Office Commercial. Notwithstanding the compelling financial argument by the applicant, the primary focus of the AMP should be whether this was an appropriate designation for that site.

Councilwoman Smith stated the point that Mr. McGowan made was her dilemma and the issue before the Council was a zoning issue. She voiced her concern about what would happen if the taekwondo school vacated in the future. Also, there was adequate commercial in the area.

Mr. Garcia responded that was the reason the application was presented as a PUD with the restriction for the taekwondo school. If the school's owner sold, the new buyer would have to appear before Council to amend the zoning.

**Roy Weiner, 4351 Rippling Brook Dr., North Las Vegas,** stated his children were doing well in school since attending the taekwondo school. He strongly supported approval of the taekwondo school.

Councilman Buck asked Acting Director Baxter about deed restricting the property. Acting Director Baxter answered the property could be used for other commercial purposes.

Mr. Garcia replied that he would agree to deed restrict the property.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED; PLANNING COMMISSION DECISION OVERTURNED

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

7. **APPEAL, SUBMITTED BY GEORGE GARCIA, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-58-02 (LONE MOUNTAIN TAEKWONDO); AN APPLICATION SUBMITTED BY JOHN AND PATRICIA THOMSON, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT CONSISTING OF 0.53± ACRES OF NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 4324 DECATUR BOULEVARD. (ASSOCIATED ITEM NO. 6, AMP-57-02)**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED; PLANNING COMMISSION DECISION OVERTURNED

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

8. **VAC-25-02 (JUKE JOINT RESTAURANT); AN APPLICATION SUBMITTED BY WJR PARTNERSHIP, PROPERTY OWNER, FOR A VACATION OF THE**

**INGRESS AND EGRESS EASEMENTS ON PROPERTY GENERALLY LOCATED  
AT THE NORTHWEST CORNER OF LAMB BOULEVARD AND CRAIG ROAD.**

Acting Director of Development Services Steve Baxter stated the application was recommended for denial by the Planning Commission and Staff.

Mayor Montandon opened the Public Hearing.

**Warren Lamb 1807 Ohio Circle, North Las Vegas,** concurred with staff.

Acting Director Baxter made a correction and stated the application was recommended for approval by the Planning Commission and Staff.

Mayor Montandon closed the Public Hearing.

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

**Business (cont.)**

**31. APPROVAL OF THE NOMINATION OF THE CRAIG RANCH GOLF COURSE  
FOR PURCHASE BY THE BUREAU OF LAND MANAGEMENT THROUGH THE  
SPECIAL FUND ACCOUNT ESTABLISHED BY THE SOUTHERN NEVADA  
PUBLIC LANDS MANAGEMENT ACT.**

City Manager Kurt Fritsch stated Staff was asking to be given latitude so the City could apply in round three or four. It appeared the City would apply in round four under the Parks, Trails and Open Space account for funding to allow the Bureau of Land Management the option to purchase the Craig Ranch Golf Course.

Councilman Buck asked City Manager Fritsch what the time line would be if the project went to phase four. City Manager Fritsch replied phase four was not open yet, but would open sometime this month.

Mayor Montandon stated according to Mark Moore, the Southern Nevada Field Managers

Director said if it was submitted in phase four the City could be negotiating within the year. He added this was one option and thanked City Manager Fritsch for bringing it forward.

ACTION: APPROVED

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

**32. RESOLUTION NO. 2249; A RESOLUTION AUTHORIZING POLICY WITH RESPECT TO SUBORDINATION AGREEMENTS FOR LOANS APPROVED THROUGH THE WINDSOR PARK HOUSING REVITALIZATION PROJECT.**

Resolution No. 2249 introduced by the City Manager:

A RESOLUTION AUTHORIZING POLICY WITH RESPECT TO SUBORDINATION AGREEMENTS FOR LOANS APPROVED THROUGH THE WINDSOR PARK HOUSING REVITALIZATION PROJECT.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**33. RESOLUTION NO. 2250; A RESOLUTION AMENDING RESOLUTION NO. 2014 AUTHORIZING POLICY WITH RESPECT TO SUBORDINATION AGREEMENTS FOR LOANS APPROVED THROUGH THE HOUSING REHABILITATION AND DOWN PAYMENT ASSISTANCE PROGRAMS.**

Resolution No. 2250 as introduced by the City Manager:

A RESOLUTION AMENDING RESOLUTION NO. 2014 AUTHORIZING POLICY WITH RESPECT TO

SUBORDINATION AGREEMENTS FOR LOANS APPROVED  
THROUGH THE HOUSING REHABILITATION AND DOWN  
PAYMENT ASSISTANCE PROGRAMS.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**ORDINANCES**

**INTRODUCTION ONLY**

34. **ORDINANCE NO. 1742; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1387 WHICH RECLASSIFIED CHEYENNE PROMENADE (ZN-08-97) TO A PUD PLANNED UNIT DEVELOPMENT, BY ADDING CONDITION NUMBERS ONE (1) THROUGH THREE (3); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 18, 2002)**

Ordinance No. 1742 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING  
ORDINANCE NUMBER 1387 WHICH RECLASSIFIED  
CHEYENNE PROMENADE (ZN-08-97) TO A PUD PLANNED  
UNIT DEVELOPMENT, BY ADDING CONDITION NUMBERS  
ONE (1) THROUGH THREE (3); AND PROVIDING FOR  
OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR DECEMBER 18, 2002

35. **ORDINANCE NO. 1743; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1552 WHICH RECLASSIFIED CHEYENNE MARKET PLACE (ZN-23-89) TO A PUD PLANNED UNIT DEVELOPMENT, BY AMENDING**

**CONDITION NUMBER THIRTY-EIGHT (38), ADDING CONDITIONS FORTY-FOUR (44) THROUGH FIFTY (50); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 18, 2002)**

Ordinance No. 1743 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1552 WHICH RECLASSIFIED CHEYENNE MARKET PLACE (ZN-23-89) TO A PUD PLANNED UNIT DEVELOPMENT, BY AMENDING CONDITIONS NUMBER THIRTY-EIGHT (38), ADDING CONDITIONS FORTY-FOUR (44) THROUGH FIFTY (50); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR DECEMBER 18, 2002

**ORDINANCES**

**FINAL ACTION**

36. **ORDINANCE NO. 1739; AN ORDINANCE RELATING TO ZONING; AMENDING SIGN REQUIREMENT IN TITLE 17 BY ADDING DEFINITIONS IN SECTION 17.12.020; AMENDING SUBPARAGRAPH C.2, PROHIBITED SIGNS, BY ADDING E. POLE SIGNS; REPEALING SECTION 17.24.110.E, AND REPLACING IT WITH NEW SECTIONS 17.24.110.E, F AND G FOR FREESTANDING SIGNS, WALL SIGNS, AND SIZE WAIVERS; AND TO RENUMBER 17.24.110, SECTIONS F THROUGH R TO H THROUGH T, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (ASSOCIATED ITEM NO. 37, ORDINANCE NO. 1720)**

Ordinance No. 1739 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING; AMENDING SIGN REQUIREMENT IN TITLE 17 BY ADDING DEFINITIONS IN SECTION 17.12.020; AMENDING SUBPARAGRAPH C.2, PROHIBITED SIGNS, BY ADDING E. POLE SIGNS; REPEALING SECTION 17.24.110.E, AND REPLACING IT WITH NEW SECTIONS 17.24.110.E, F AND G FOR FREESTANDING SIGNS, WALL SIGNS, AND SIZE WAIVERS; AND TO RENUMBER 17.24.110, SECTIONS F THROUGH R TO H THROUGH T, AND PROVIDING FOR

OTHER MATTERS PROPERLY RELATED THERETO.

Acting Development Services Director Steve Baxter stated this ordinance had been a compromise from the previous ordinance. It struck a good balance between meeting the needs of the City and the sign industry. Staff recommended approval. Acting Director Baxter stated there were minor wording clarifications he would like to review for Council.

17.24.110 E2.; “(minimum one)” to be inserted after “two hundred fifty (250) feet of frontage.”

17.24.110 E4.; “and subject to the limitations on developments adjacent to residential areas specified below” to be added after “In commercial and industrial district” and “not adjacent to residential areas” should removed. This added further clarification.

17.24.110 E6.; “from the front lot” to be added after “and ten (10) feet” and “from the front lot line” removed.

17.24.110 H.; after “variance”, “special use permit” to be added.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** expressed her appreciation for Acting Development Services Director Steve Baxter’s hard work.

ACTION: AMENDMENTS APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

ACTION: ORDINANCE NO. 1739 PASSED AND ADOPTED AS AMENDED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**37. ORDINANCE NO. 1720; AN ORDINANCE RELATING TO ZONING; AMENDING SIGN REQUIREMENT IN TITLE 17 BY ADDING DEFINITIONS IN SECTION 17.12.020; AMENDING SUBPARAGRAPH C.2, PROHIBITED SIGNS, BY ADDING E. POLE SIGNS; REPEALING SECTION 17.24.110.E, AND REPLACING**

**IT WITH NEW SECTIONS 17.24.110.E, F AND G FOR FREESTANDING SIGNS, WALL SIGNS, AND SIZE WAIVERS; AND TO RENUMBER 17.24.110, SECTIONS F THROUGH R TO H THROUGH T AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM OCTOBER 16, NOVEMBER 6, AND NOVEMBER 20, 2002) (ASSOCIATED ITEM NO. 36, ORDINANCE NO. 1739)**

ACTION: 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

**39. ORDINANCE NO. 1736; 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 O-L TO M-2, GENERALLY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND HOLLYWOOD BOULEVARD (ZN-117-02, KERN RIVER EXPANSION PROJECT) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1736 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 O-L TO M-2, GENERALLY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND HOLLYWOOD BOULEVARD (ZN-117-02, KERN RIVER EXPANSION PROJECT) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None  
ABSTAIN: None

**40. ORDINANCE NO. 1737; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1588 WHICH RECLASSIFIED MLK BUSINESS PARK (ZN-15-01) TO A PUD PLANNED UNIT DEVELOPMENT, BY AMENDING CONDITION NUMBER FIVE (5); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1737 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1588 WHICH RECLASSIFIED MLK BUSINESS PARK (ZN-15-01) TO A PUD PLANNED UNIT DEVELOPMENT, BY AMENDING CONDITION NUMBER FIVE (5); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

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

**41. ORDINANCE NO. 1738; 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-58-01, CENTENNIAL PAVILION), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1738 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-58-01, CENTENNIAL PAVILION), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD 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

### **COUNCIL ITEMS**

There were no additional items.

Mayor Pro Tempore William Robinson left Chambers at 7:34 P.M.

### **CITY MANAGER'S REPORT**

City Manager Fritsch stated the first City Council meeting in January would be held on Thursday, January 2, 2003 because of the holiday.

### **PUBLIC FORUM**

Joe Austin spoke of arbitration expenses and related issues.

### **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 7:40 P.M.

MOTION: Councilman Buck

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

**APPROVED: January 2, 2002**

/s/ Michael L. Montandon

Mayor Michael L. Montandon

Attest:

/s/ Eileen M. Sevigny

Eileen M. Sevigny, CMC, City Clerk