

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

July 16, 2003

Website - <http://www.cityofnorthlasvegas.com>

**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 L. Eliason

**STAFF PRESENT**

City Manager Kurt Fritsch	Parks & Recreation Director Michael Henley
Assistant City Manager Gregory Rose	Community Development Director Jacque Risner
Assistant City Manager Dan Tarwater	Public Works Director Jim Bell
City Attorney Sean McGowan	Assistant Finance Director Kay Godbey
City Clerk Eileen Sevigny	Chief Deputy City Attorney Leslie Nielsen
Human Resources Director Vince Zamora	Planning Manager Steve Baxter
Detention Center Chief Ken Ellingson	Recreation Manager Jim Stritchko
Fire Chief Jim Stubler	Assistant to the City Manager Brenda Johnson
Police Chief Mark Paresi	Deputy City Attorney Jim Lewis
Development Services Director Donna Kristaponis	Assistant City Clerk Karen L. Storms
Strategic Planning Director Eric Dabney	

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Karen L. Storms  
Assistant City Clerk

**INVOCATION**

Pastor Aaron Hansel  
New Hope Christian Church

**PLEDGE OF ALLEGIANCE**

Councilman Robert L. Eliason

**PROCLAMATION**

★ **PROCLAIMING CAROL LARK, C.P. SQUIRES ELEMENTARY SCHOOL, AS NEVADA DISTINGUISHED PRINCIPAL FOR THE STATE OF NEVADA**

ACTION: CAROL LARK, C.P. SQUIRES ELEMENTARY SCHOOL PROCLAIMED DISTINGUISHED PRINCIPAL FOR THE STATE OF NEVADA

City Manager Kurt Fritsch presented City Clerk Eileen Sevigny with a gold pin to celebrate her thirty years of service to the City of North Las Vegas.

**AGENDA**

1. **APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF JULY 16, 2003.**

ACTION: APPROVED AS AMENDED; ITEM NOS. 2 AND 3 WITHDRAWN WITHOUT PREJUDICE, ITEM NOS. 8, 9, AND 10 CONTINUED TO AUGUST 6, 2003

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**CONSENT AGENDA**

**20. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF JUNE 18, 2003.**

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

**21. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF JULY 2, 2003.**

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

**22. APPROVAL TO ISSUE A PURCHASE ORDER TO NEW TEX LANDSCAPE INC. IN THE AMOUNT OF \$43,680 FOR THE REMOVAL AND REPLACEMENT OF SOD ON THREE SOCCER FIELDS AT SEASTRAND PARK. (CNLV CONTRACT NO. C-5424)**

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

**23. APPROVAL OF FINAL RENEWAL OF CONTRACT NO. C-4949 WITH GUARDIAN SECURITY, INC., DBA G.S.I. SECURITY AND PROTECTION SERVICES, FOR CITY HALL SECURITY PATROL SERVICES, IN AN AMOUNT NOT TO EXCEED \$29,120 FOR THE PERIOD ENDING AUGUST 1, 2004. (CNLV CONTRACT NO. C-4949)**

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

**24. APPROVAL TO AMEND THE 2003-2004 STAFFING PATTERN AS FOLLOWS:**  
(All staffing pattern changes will be processed when administratively feasible)

**FINANCE**

Customer Service

Title change only: Seven (7) Fiscal Specialist TNS 13 to Customer Service Specialist TNS 13.

**POLICE**

Investigative Command

Reclassify two (2) Crime Scene Investigator/Senior Crime Scene Investigator PNS 50/PNS 56 (Peace Officer) to Crime Scene Analyst/Senior Analyst TNS 19/TNS 20.

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

**25. APPROVAL OF AN APPLICATION SUBMITTED BY FRANK AND CAROLEANNE GREEN FOR HOUSING REHABILITATION ASSISTANCE PROGRAM FUNDS IN AN AMOUNT NOT TO EXCEED \$23,000 FOR REHABILITATION OF PROPERTY LOCATED AT 741 GULLWING LANE IN NORTH LAS VEGAS.**

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

**26. APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH WOODSIDE HOMES OF NEVADA, INC. FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT LONE MOUNTAIN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF 1.7% OF THE TOTAL COST OR \$7,170, WASHBURN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF 3.3% OF THE TOTAL COST OR \$15,031, ANN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF 2.6% OF THE TOTAL COST OR \$11,843, AND ANN ROAD AND COMMERCE STREET IN THE AMOUNT OF 1.8% OF THE TOTAL COST OR \$8,855 FOR THE CORTEZ HEIGHTS RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF WASHBURN ROAD AND NORTH 5<sup>TH</sup> STREET.**

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

27. **APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH BRIARWOOD HOMES, LLC FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CRAIG ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF 1.0% OF THE TOTAL COST OR \$2,500 FOR THE SERGEANT JORDAN/GOLDFIELD RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHWEST CORNER OF SERGEANT JORDAN AVENUE AND DEEM DRIVE.**

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

28. **APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH JACKSON-SHAW COMPANY FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CHEYENNE AVENUE AND ALLEN LANE, DUAL LEFT - EAST LEG IN THE AMOUNT OF 24.3% OF THE TOTAL COST OR \$29,160, CHEYENNE AVENUE AND SIMMONS STREET, DUAL LEFT - SOUTH LEG IN THE AMOUNT OF 2.7% OF THE TOTAL COST OR \$3,240 AND CHEYENNE AVENUE AND SIMMONS STREET, DUAL LEFT - WEST LEG IN THE AMOUNT OF 7.3% OF THE TOTAL COST OR \$8,760 FOR THE NORTHPORT BUSINESS PARK LOTS 5 & 6 COMMERCIAL DEVELOPMENT, LOCATED ON THE SOUTHEAST CORNER OF CHEYENNE AVENUE AND ALLEN LANE.**

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 OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH AMERICAN STORES PROPERTIES, INC. FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNS AT ANN ROAD AND ALLEN LANE IN THE APPROXIMATE AMOUNT OF 11.8% OF THE TOTAL COST OR \$49,767, ANN ROAD AND SIMMONS STREET IN THE APPROXIMATE AMOUNT OF 35.2% OF THE TOTAL COST OR \$173,160, ANN ROAD AND CLAYTON STREET IN THE APPROXIMATE AMOUNT OF 9.4% OF THE TOTAL COST OR \$46,242, AND ANN ROAD AND DECATUR BOULEVARD IN THE APPROXIMATE AMOUNT OF 8.9% OF THE TOTAL COST OR \$14,376 FOR THE NOB HILL COMMERCIAL CENTER (ALBERTSON'S), LOCATED ON THE NORTHWEST CORNER OF ANN ROAD AND SIMMONS STREET. (CNLV CONTRACT NO. C-5425)**

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

30. **APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH KIMBALL HILL HOMES, NEVADA, INC. FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNS AT ANN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE APPROXIMATE AMOUNT OF 1.2% OF THE TOTAL COST OR \$5,466, ANN ROAD AND COMMERCE STREET IN THE APPROXIMATE AMOUNT OF 3.2% OF THE TOTAL COST OR \$15,742, ANN ROAD AND REVERE STREET IN THE APPROXIMATE AMOUNT OF 1.7% OF THE TOTAL COST OR \$8,363 AND ANN ROAD AND CAMINO AL NORTE, DUAL LEFT - EAST LEG IN THE APPROXIMATE AMOUNT OF 8.3% OF THE TOTAL COST OR \$20,750 FOR THE ANN COMMERCE (HARTRIDGE) RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF ANN ROAD AND COMMERCE STREET. (CNLV CONTRACT NO. C-5426)**

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

31. **APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH M & H ENTERPRISES, INC. FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNS AT ALEXANDER ROAD AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF 1.4% OF THE TOTAL COST OR \$8,676, ALEXANDER ROAD AND NORTH 5<sup>TH</sup> STREET IN THE APPROXIMATE AMOUNT OF 1.4% OF THE TOTAL COST OR \$5,905, AND GOWAN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE APPROXIMATE AMOUNT OF 1.4% OF THE TOTAL COST OR \$6,377 FOR THE GILMORE WAREHOUSE COMMERCIAL PROJECT LOCATED ON THE SOUTHWEST CORNER OF GILMORE STREET AND DONNA STREET. (CNLV CONTRACT NO. C-5427)**

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

32. **APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH NOW! CAR SPA, LLC FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNS AT LONE MOUNTAIN ROAD AND DECATUR BOULEVARD IN THE APPROXIMATE AMOUNT OF 2.0% OF THE TOTAL COST OR \$12,394 FOR THE NOW! CAR SPA COMMERCIAL PROJECT LOCATED ON THE SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND DECATUR BOULEVARD. (CNLV CONTRACT NO. C-5428)**

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

**33. APPROVAL OF SECOND SUPPLEMENTAL INTERLOCAL CONTRACT - ANN ROAD PROJECT - US 95 TO DECATUR BOULEVARD WITH THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA WHICH REDUCES FUNDING FOR DESIGN AND CONSTRUCTION OF THE PROJECT BY \$1,125,000 FOR A REVISED COST OF \$13,586,000. (CNLV CONTRACT NO. C-4488)**

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

**34. APPROVAL OF FOURTH SUPPLEMENTAL INTERLOCAL CONTRACT - UPPER LAS VEGAS WASH PROJECT WITH THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT WHICH INCREASES PROJECT FUNDING BY \$77,000 TO COVER ADDITIONAL DESIGN SERVICES AND ENVIRONMENTAL MITIGATION RESULTING FROM PERMIT CONDITIONS IMPOSED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND ARMY CORPS OF ENGINEERS FOR A TOTAL PROJECT COST IN AN AMOUNT NOT TO EXCEED \$3,527,500. (CNLV CONTRACT NO. C-4755)**

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

35. **APPROVAL OF INTERLOCAL CONTRACT - RANGE WASH - LAMB BOULEVARD STORM DRAIN PROJECT, WHICH CONSISTS OF FLOOD CONTROL IMPROVEMENTS INCLUDING CONCRETE OPEN CHANNEL STRUCTURES, BOX CULVERTS, MAINTENANCE ACCESS RAMPS, AND OTHER APPURTENANCES NECESSARY TO CONTROL FLOOD WATERS WITHIN THE RANGE WASH SYSTEM LOCATED ALONG LAMB BOULEVARD BETWEEN CENTENNIAL PARKWAY AND DONOVAN WAY AND ALONG DONOVAN WAY BETWEEN LAMB BOULEVARD AND THE VANDENBURG DETENTION BASIN, WITH THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT IN AN AMOUNT NOT TO EXCEED \$350,000 FOR PRELIMINARY ENGINEERING, FINAL DESIGN, RIGHT-OF-WAY ENGINEERING, AND ENVIRONMENTAL REVIEW SERVICES TO BE COMPLETED PRIOR TO JUNE 30, 2005. (CNLV CONTRACT NO. C-5429)**

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

36. **APPROVAL TO AMEND THE AGREEMENT WITH BLACK & VEATCH IN THE AMOUNT OF \$50,000 FOR ADDITIONAL SERVICES RELATED TO THE WATER AND SEWER RATE STUDY AND AUTHORIZATION FOR THE CITY MANAGER TO SIGN THE AMENDED AGREEMENT. (CNLV CONTRACT NO. C-5198)**

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

37. **AN APPEAL, SUBMITTED BY GEORGE GARCIA ON BEHALF OF LAMB 30 LLC,**

**NELSON FAMILY TRUST AND FONTE TRUST, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-70-02; AN APPLICATION SUBMITTED BY LAMB 30 LLC, NELSON FAMILY TRUST, FONTE TRUST, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL, M-HDR MEDIUM HIGH DENSITY RESIDENTIAL AND BUSINESS RESEARCH OR DEVELOPMENT PARK TO REGIONAL COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (CONTINUED FROM JANUARY 15, 2003) (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 38, ZN-122-02)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

**38. AN APPEAL, SUBMITTED BY GEORGE GARCIA ON BEHALF OF LAMB 30 LLC, NELSON FAMILY TRUST AND FONTE TRUST, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-122-02; AN APPLICATION SUBMITTED BY LAMB 30 LLC, NELSON FAMILY TRUST, FONTE TRUST, PROPERTY OWNERS, TO RECLASSIFY PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD. (CONTINUED FROM JANUARY 15, 2003) (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 37, AMP-70-02)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

**39. AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE**

**PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-35-02 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS, ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 40, ZN-124-02 AND ITEM NO. 41, T-970)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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. AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-124-02 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR A REQUEST TO CHANGE THE ZONING FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF APPROXIMATELY 2.25 ACRES OF NEIGHBORHOOD COMMERCIAL AND 72 SINGLE-FAMILY DWELLINGS ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 39, AMP-35-02 AND ASSOCIATED ITEM NO. 41, T-970)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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. AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE**

**PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY T-970 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS, ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR A TENTATIVE MAP REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 72 SINGLE-FAMILY DWELLINGS ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 39, AMP-35-02 AND ITEM NO. 40, ZN-124-02)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

**42. APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER, KAEMPFER, BONNER, AND RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-19-03 (NEVADA POWER); AN APPLICATION SUBMITTED BY NEVADA POWER COMPANY ON BEHALF OF NORTH VALLEY ENTERPRISES AND BUREAU OF LAND MANAGEMENT, PROPERTY OWNERS, FOR A USE PERMIT IN A MASTER PLANNED COMMUNITY DISTRICT MPC TO ALLOW THE PLACEMENT OF A 230 KV TRANSMISSION LINE AND ASSOCIATED FIBER OPTIC LINES ON A NEW ROUTE COMMENCING AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND AVIARY WAY AND PROCEEDING APPROXIMATELY TWO MILES NORTHWESTERLY AND NORTH TO GRAND TETON DRIVE. (SET PUBLIC HEARING FOR AUGUST 6, 2003)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

43. **AMP-30-03 (CLARK COUNTY SCHOOL DISTRICT); AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE APPROXIMATELY 1,360 FEET OF GOLDFIELD STREET BETWEEN SAN MIGUEL AVENUE AND ALEXANDER ROAD. (SET PUBLIC HEARING FOR AUGUST 6, 2003)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

44. **AMP-31-03 (COLTON & REVERE); AN APPLICATION, SUBMITTED BY SIGNATURE HOMES ON BEHALF OF HARSCH INVESTMENTS PPTYS, NV LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OFFICE TO MDR, MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REVERE STREET AND COLTON AVENUE. (SET PUBLIC HEARING FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 59, ORDINANCE NO. 1836, ZN-43-03)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2003

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

45. **VAC-11-03 (WASHBURN CREEK); AN APPLICATION, SUBMITTED BY TRU-WEST DEVELOPMENT, INC. ON BEHALF OF WASHBURN 5, LLC, PROPERTY OWNER, TO VACATE ROSADA WAY COMMENCING AT DONNA STREET AND PROCEEDING WEST TO HOPE STREET AND TO VACATE HOPE STREET COMMENCING AT ROSADA WAY AND PROCEEDING NORTH APPROXIMATELY 300 FEET. (SET PUBLIC HEARING FOR AUGUST 20, 2003) (ASSOCIATED ITEM NO. 13, AMP-27-03 AND ITEM NO. 58, ORDINANCE NO. 1835, ZN-41-03)**

ACTION: PUBLIC HEARING SET FOR AUGUST 20, 2003

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

### **PRESENTATION**

★ **STORMREADY PROGRAM PRESENTATION TO THE CITY COUNCIL BY THE NATIONAL WEATHER SERVICE**

City Manager Fritsch introduced Andy Bailey, the Warning Coordination Meteorologist for the Las Vegas Office of the National Weather Service.

Mr. Bailey presented the City with their official StormReady designation. StormReady was a program developed and administered by the National Weather Service which recognized communities who had taken extra precautions to protect their citizens from hazardous weather. A community could only become StormReady once a 24 hour warning point and an emergency operations center been established with multiple methods of receiving a National Weather Service severe weather alert and/or forecast. A standard procedure must be enforced to notify citizens of hazardous weather. The importance of public awareness and public readiness through community seminars must be promoted. A formal hazardous severe weather plan must be established and the services of a trained severe weather spotter utilized.

Mr. Bailey advised StormReady did not mean a community would be storm proof but would show a community how to be prepared should a hazardous weather situation occur. He stated during the year 2002 StormReady had helped the community of Manward, Ohio. The community of Manward had participated in the StormReady program and received their certification. The residents of Manward had distributed weather radios to public businesses including movie theaters. During a tornado outbreak in November of 2002, a movie theater manager heard the National Weather Center storm warning signal from a weather radio. He evacuated the movie theater patrons to a shelter. Fifteen minutes later, the roof of the movie theater was gone and cars occupied the theater seats which minutes before had been filled with people.

Mr. Bailey thanked Emergency Management Coordinator Patricia Lofft, Development and Flood Control Manager Lenny Badger, and the Public Works Department for their service. He stated North Las Vegas would be one of the first cities within the State of Nevada to receive the StormReady recognition. He presented Mayor Montandon and Council Members with a StormReady Community sign.

ACTION: PRESENTATION GIVEN

### **BUSINESS**

46. **APPROVAL TO ACCEPT A DONATION OF \$30,000 FROM THE RICHARD TAM FOUNDATION TO BE USED FOR THE CONSTRUCTION COSTS OF A RECREATION CENTER OR NEW PARK LOCATED ON CHEYENNE PEAKING BASIN ADJACENT TO THE COMMUNITY COLLEGE.**

Ian Ross, Vice President of the Richard Tam Foundation, presented a check to Mayor Montandon and Council Members for \$30,000 to be used for recreational purposes. Mr. Ross stated Richard Tam had been involved with the City of North Las Vegas for the last 25 years and hoped to continue the relationship into the future.

ACTION: DONATION ACCEPTED

**47. APPROVAL OF PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES AGREEMENT IN AN AMOUNT NOT TO EXCEED \$1,548,885 WITH VTN NEVADA FOR THE CHEYENNE PEAKING BASIN, COLLECTION AND OUTFALL PROJECT. (TABLED JULY 2, 2003) (CNLV CONTRACT NO. C-5430)**

City Manager Fritsch stated the amount of the agreement had been reduced from \$1,548,885 to \$998,835 through the efforts of Associate Director of Public Works Larnal Gubler.

ACTION: APPROVED AS AMENDED IN THE AMOUNT OF \$998,835

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

**48. APPROVAL TO AWARD THE CONSTRUCTION CONTRACT FOR THE CHEYENNE PEAKING BASIN COLLECTION, AND OUTFALL PROJECT, BID NO. 1131, IN THE AMOUNT OF \$13,789,923.40 TO DIAMOND CONSTRUCTION COMPANY. (CNLV CONTRACT NO. C-5431)**

ACTION: APPROVED

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

**49. APPROVAL OF DRAFT BOUNDARIES FOR THE NEXT NORTH LAS VEGAS REQUEST TO THE BUREAU OF LAND MANAGEMENT (BLM) FOR THE RELEASE OF PROPERTY WITHIN THE 7,500 ACRES FOR AUCTION IN NOVEMBER, 2004 AND DIRECTION TO STAFF TO MOVE FORWARD WITH NECESSARY STUDIES AND EVALUATIONS PRIOR TO A FINAL DETERMINATION OF BOUNDARIES.**

Mayor Montandon stated the northern, western, and southern boundaries were set and a question of the eastern boundary existed.

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

**50. APPROVAL TO PURCHASE A PUMPER APPARATUS FOR THE FIRE DEPARTMENT IN THE AMOUNT OF \$360,711 FROM PIERCE MANUFACTURING USING CITY OF LAS VEGAS BID NO. 98-2100.01 TO COINCIDE WITH THE ACCEPTANCE OF FIRE STATION NO. 56 IN THE ALIANTE MASTER PLANNED COMMUNITY.**

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

**51. APPROVAL OF THE PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES AGREEMENT WITH HARRIS AND ASSOCIATES CONSTRUCTION**

**MANAGERS, INC. IN THE AMOUNT OF \$1,100,000 TO SUPPLEMENT STAFF RESOURCES TO MANAGE CONSTRUCTION OF THE JUSTICE FACILITY PROJECT. (CNLV CONTRACT NO. C-5432)**

Mayor Montandon questioned City Manager Fritsch when construction would begin. City Manager Fritsch responded the bid opening would occur July 22, 2003 with construction beginning approximately three months afterward.

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

**52. CONSIDERATION AND/OR APPROVAL OF ONE OF THREE OPTIONS TO RESOLVE THE ISSUES RELATED TO THE OPERATIONS OF FIRE STATION NO. 53, LOCATED AT BROOKS AVENUE AND MARTIN LUTHER KING BOULEVARD.**

Mayor Montandon summarized the options: repair the existing station, demolish and rebuild the existing station, relocate and rebuild the existing station. City Attorney Sean McGowan felt a description of the option selected should be detailed.

Mayor Montandon questioned if Option One included the budgeting of the construction for a new fire station into the Capital Improvement Plan (CIP). Assistant City Manager Gregory Rose responded yes, the consensus of the Council had been the fire station should be relocated due to the fact it was located in a poor location to provide service to the citizens of North Las Vegas. The construction of a new fire station would be added to the CIP.

ACTION: OPTION NO. 1 APPROVED AS FOLLOWS:

1. \$125,000 TO REBUILD FACILITY
2. \$10,000 ANNUAL MAINTENANCE COSTS
3. THE COST OF REPLACING THE FIRE STATION TO BE ADDED TO THE CAPITAL IMPROVEMENT PLAN

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

**53. RESOLUTION NO. 2277; A RESOLUTION TRANSFERRING 2003 PRIVATE ACTIVITY BOND STATE CEILING OF THE CITY OF NORTH LAS VEGAS, NEVADA TO THE STATE OF NEVADA, DIRECTOR OF BUSINESS AND INDUSTRY IN CONJUNCTION WITH AFFORDABLE HOUSING PROJECTS.**

Resolution No. 2277 as introduced by the City Manager:

A RESOLUTION TRANSFERRING 2003 PRIVATE ACTIVITY BOND STATE CEILING OF THE CITY OF NORTH LAS VEGAS, NEVADA TO THE STATE OF NEVADA, DIRECTOR OF BUSINESS AND INDUSTRY IN CONJUNCTION WITH AFFORDABLE HOUSING PROJECTS.

Community Development Director Jacque Risner stated the Glenbrook Terrace Apartments showed interest in the northwest corner of Centennial Parkway and McCarran Street. She stated Staff recommended Council transfer the 2003 Private Activity Bond ceiling from the City to the State of Nevada, Director of Business and Industry for the construction of the affordable housing projects; Glenbrook Terrace Apartments for the amount of \$3,522,112 and Cheyenne Apartments for the amount of \$3,522,112.

ACTION: PASSED & 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

**54. RESOLUTION NO. 2278; A RESOLUTION PERTAINING TO THE ISSUANCE OF**

**REFUNDING BONDS BY THE CITY OF NORTH LAS VEGAS, NEVADA;  
AUTHORIZING THE FINANCE DIRECTOR OR HIS DESIGNEE TO ARRANGE FOR  
THE SALE OF BONDS FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN  
PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER  
DETAILS IN CONNECTION THEREWITH.**

Resolution No. 2278 as introduced by the City Manager:

A RESOLUTION PERTAINING TO THE ISSUANCE OF REFUNDING BONDS BY THE CITY OF NORTH LAS VEGAS, NEVADA; AUTHORIZING THE FINANCE DIRECTOR OR HIS DESIGNEE TO ARRANGE FOR THE SALE OF BONDS FOR THE PURPOSE OF DEFRAYING WHOLLY OR IN PART THE COST OF REFUNDING PROJECTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

Mayor Montandon state the resolution would enable the City to refinance loans at a lower rate of interest. City Manager Fritsch stated Staff selected one bond for refinancing which would save the City over \$400,000.

ACTION: PASSED & ADOPTED

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

**55. RESOLUTION NO. 2279; A RESOLUTION OF THE CITY OF NORTH LAS VEGAS  
LIMITING CITIZEN ADVISORY BOARD APPOINTMENTS TO TWO CONSECUTIVE  
TERMS AND THREE CONSECUTIVE TERMS FOR THE LIBRARY DISTRICT  
BOARD OF TRUSTEES; PROVIDING CRITERIA FOR LIMITED WAIVER OF TERM  
LIMITS; LIMITING CITIZEN SERVICE ON ONLY ONE BOARD AT A TIME; AND  
REPEALING RESOLUTION NO. 1377.**

Resolution No. 2279 as introduced by the City Manager:

A RESOLUTION OF THE CITY OF NORTH LAS VEGAS LIMITING CITIZEN ADVISORY BOARD APPOINTMENTS TO TWO CONSECUTIVE TERMS AND THREE CONSECUTIVE TERMS FOR THE LIBRARY DISTRICT BOARD OF TRUSTEES; PROVIDING CRITERIA FOR LIMITED WAIVER OF TERM LIMITS; LIMITING CITIZEN SERVICE ON ONLY ONE BOARD AT A TIME; AND REPEALING RESOLUTION NO. 1377.

ACTION: PASSED & ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

## ORDINANCES

### INTRODUCTION ONLY

56. **ORDINANCE NO. 1823; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS TO AMEND ORDINANCE NO. 1755, PRESENTLY CODIFIED IN TITLE 2, CHAPTER 68 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ESTABLISH TERMS AND CONDITIONS IN THE CIVIL SERVICE RULES AND REGULATIONS FOR EMPLOYMENT AND RECRUITMENT WITHIN THE CITY AND PROVIDING OTHER RELATED MATTERS. (SET FINAL ACTION FOR AUGUST 6, 2003)**

Ordinance No. 1823 as introduced by the City Manager:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS TO AMEND ORDINANCE NO. 1755, PRESENTLY CODIFIED IN TITLE 2, CHAPTER 68 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ESTABLISH TERMS AND CONDITIONS IN THE CIVIL SERVICE RULES AND REGULATIONS FOR EMPLOYMENT AND RECRUITMENT WITHIN THE CITY AND PROVIDING OTHER RELATED MATTERS.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 6, 2003

57. **ORDINANCE NO. 1834; AN ORDINANCE CREATING CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); ORDERING A STREET PROJECT WITHIN THE CITY OF NORTH LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT IN SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); AND PROVIDING OTHER MATTERS RELATING THERETO. (SET FINAL ACTION FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 14 AND ITEM NO. 15, RESOLUTION NO. 2269)**

Ordinance No. 1834 as introduced by the City Manager:

AN ORDINANCE CREATING CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); ORDERING A STREET PROJECT WITHIN THE CITY OF NORTH LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN DIRECTED TOWARD THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT IN SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); AND PROVIDING OTHER MATTERS RELATING THERETO.

City Manager Fritsch stated the final action for the ordinance would be set but delayed until the two Public Hearing items were brought forward.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 6, 2003

58. **ORDINANCE NO. 1835; 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 19.95± ACRES FROM AN R-E RANCH ESTATES DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT (ZN-41-03, WASHBURN CREEK), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND NORTH FIFTH STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 13, AMP-27-03 AND ITEM NO. 45, VAC-11-03)**

Ordinance No. 1835 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 19.95± ACRES FROM AN R-E RANCH ESTATES DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT (ZN-41-03, WASHBURN CREEK), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND NORTH FIFTH STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 6, 2003

59. **ORDINANCE NO. 1836; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM AN M-2, GENERAL INDUSTRIAL DISTRICT TO AN R-2, TWO-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REVERE STREET AND COLTON AVENUE (ZN-43-03, COLTON & REVERE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 6, 2003) (ASSOCIATED ITEM NO. 44, AMP-31-03)**

Ordinance No. 1836 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 A CERTAIN PROPERTY THEREIN FROM AN M-2, GENERAL INDUSTRIAL DISTRICT TO AN R-2, TWO-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REVERE STREET AND COLTON AVENUE (ZN-43-03, COLTON & REVERE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 6, 2003

60. **ORDINANCE NO. 1837; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 1423 WHICH RECLASSIFIED PETRO TRUCK STOP (ZN-16-98) TO A PUD PLANNED UNIT DEVELOPMENT TO ALLOW A MOTEL, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR AUGUST 6, 2003)**

Ordinance No. 1837 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING

ORDINANCE NUMBER 1423 WHICH RECLASSIFIED PETRO TRUCK STOP (ZN-16-98) TO A PUD PLANNED UNIT DEVELOPMENT TO ALLOW A MOTEL, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR AUGUST 6, 2003

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

2. **APPEAL, SUBMITTED BY JENNIFER LAZOVICH OF KUMMER, KAEMPFER, BONNER, & RENSHAW, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-53-02; AN APPLICATION SUBMITTED BY KEVIN THISTLE ON BEHALF OF EMIL AND MARIA FIORANTE, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF M-HDR MEDIUM - HIGH DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND CENTENNIAL PARKWAY. (CONTINUED NOVEMBER 6, 2002, JANUARY 2, FEBRUARY 5, AND APRIL 16, 2003) (ASSOCIATED ITEM NO. 3, ZN-103-02)**

ACTION: WITHDRAWN WITHOUT PREJUDICED

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

3. **APPEAL, SUBMITTED BY JENNIFER LAZOVICH OF KUMMER, KAEMPFER, BONNER, & RENSHAW, OF THE DECISION OF THE PLANNING COMMISSION**

**TO DENY ZN-103-02; AN APPLICATION SUBMITTED BY KEVIN THISTLE ON BEHALF OF EMIL AND MARIA FIORANTE, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND CENTENNIAL PARKWAY. (CONTINUED NOVEMBER 6, 2002, JANUARY 2, FEBRUARY 5, AND APRIL 16, 2003) (ASSOCIATED ITEM NO. 2, AMP-53-02)**

ACTION: WITHDRAWN WITHOUT PREJUDICED

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

4. **VAC-09-03 (COMMERCE/VERDE); AN APPLICATION SUBMITTED BY CENTEX HOMES DBA REAL HOMES ON BEHALF OF R & S ALEXANDER, LLC, PROPERTY OWNER, FOR A VACATION OF THE SOUTHERLY 30 FEET RIGHT-OF-WAY OF ROSADA WAY COMMENCING AT CONWAY STREET AND PROCEEDING WEST APPROXIMATELY 300 FEET AND TO VACATE CONWAY STREET COMMENCING AT LAMADRE WAY AND PROCEEDING NORTH 650 FEET TO ROSADA WAY.**

Mayor Montandon opened the Public Hearing.

Development Services Director Donna Kristaponis stated the Planning Commission and Staff recommended the item for approval.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED SUBJECT TO THE CONDITION THAT THE VACATION SHALL RECORD CONCURRENTLY WITH THE PLAT MAP FOR T-996

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

Buck and Eliason  
NAYS: None  
ABSTAIN: None

5. **AMP-25-03 (NORTH COAST HOTEL & CASINO); AN APPLICATION, SUBMITTED BY EXBER INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MHDR MEDIUM HIGH DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. (ASSOCIATED ITEM NO. 6, GED-01-03 AND ITEM NO. 7, ORDINANCE NO. 1827, ZN-37-03)**

Mayor Montandon opened the Public Hearing.

Development Services Director Kristaponis stated the Planning Commission recommended approval of the item.

**Bill Curran, 300 South Fourth Street, Suite 1201, Las Vegas**, appeared on behalf of the applicant. Mr. Curran stated his client believed the area near the proposed project would become a thriving neighborhood whose residents would appreciate the amenities which would be offered by the project. He stated Jackie Gaughan was present in the audience and owned the property. Mr. Gaughan owned several downtown casino properties in Las Vegas and generously contributed to the community of Southern Nevada.

Mr. Curran stated the Planning Commission had extensively examined the proposed project. He stated he would review the project for the benefit of Council Members and answer any questions.

Mr. Curran stated the legislation required high standards by an applicant for approval of a Gaming Enterprise District (GED). The applicant had sought the professional assistance from the architectural firm of Leo A. Daly and the engineering firm of Kimley-Horn and Associates. Mr. Curran stated the consultations with the professionals produced a proposal which would meet the required standards.

Mr. Curran stated the parcel of land for the project was 40 acres located at the southwest corner of Centennial Parkway and Lamb Boulevard. He stated Centennial Parkway had recently been paved and Lamb Boulevard would require an extension.

Mr. Curran stated the site plan indicated the proposed ten story casino would include a parking structure with approximately 1000 parking spaces over the requirement. He stated bus turnouts would be provided to accommodate the Citizen Area Transit (CAT) public transportation system. The Planning Commission had held the application for the Special Use Permit for two weeks to further study the proposed amenities by the applicant. He stated his client accepted the conditions of approval imposed by the Planning Commission. Mr. Curran stated amenities would include a 16 multiplex movie theater, a 64 lane bowling alley, convention and meeting space, live entertainment, restaurants including a steak house, Italian and Mexican food, coffee shop, buffet, hamburger stand, and mobile food carts.

Mr. Curran stated the Planning Commission had requested the applicant amend a portion of the plan to provide a 90 foot separation between the property line and nearby structures to prevent encroachment.

Councilman Buck stated she had not received a copy of the impact statement or comprehensive plan. Mr. Curran responded multiple copies had been supplied to the City per the ordinance requirements. Councilman Buck stated the Council had not received a copy. She questioned if the approved homes in the area would impact the proposed casino. City Attorney Sean McGowan responded no, because the homes had not yet been built. The homes were only proposed lots. Councilman Buck stated a proposed school site existed in the area. She questioned if the applicant could still build and remain within the required distance from the site. City Attorney McGowan responded yes, the casino would not encroach on the school. Councilman Buck questioned if separate access could be required for the movie theater. Director Kristaponis responded yes, through the Special Use Permit.

Mayor Montandon stated the Council studied GED applications closely. Mr. Curran had expressed to Council over a period of five years his clients desire to build a casino at the proposed location. Mayor Montandon stated the City would be required to abide by Senate Bill 208, the neighborhood gaming law. He felt the requirement would provide valuable information to future homeowners. The homeowners would know a nearby casino would be built in the future. He felt the planning process dictated by Senate Bill 208 would work well.

Councilman Eliason questioned since the subdivision was approved and mapped, how would the disclosure be presented to future homeowners. City Attorney McGowan responded

through the real estate subdivision sales laws, the home builders would be required to disclose neighborhood usages to prospective home buyers. Councilman Eliason questioned if the homes had been approved prior to the casino site. Director Kristaponis responded the proposed lots had not been sold. Mr. Curran stated he had discussed this item with his client who had agreed to provide a large sign on the proposed site identifying the land as the location of a future casino.

Mayor Montandon stated the Clark County School District had a proposed school northwest of the proposed casino site. The school would be approximately 3000 feet from the casino.

Councilwoman Smith stated a difference existed between proposed zoning and master planning versus residents occupying homes. She stated residents would not be affected until after the homes were built and sold.

Mayor Pro Tempore Robinson questioned when the proposed project would be built. Mr. Curran responded an approximate start date would be dependant on the addition of the Interstate 215 extension to Lamb Boulevard and residents living in the area of the proposed site therefore he could not provide a start date. He estimated the project could begin in two years.

Mr. Curran stated the economic benefits of the project would be approximately 1,400 constructions jobs and 1,100 jobs related to the construction, nearly \$80 million in construction income, and approximately \$120 million related to the construction. Upon completion of the project, approximately 1,800 gaming related jobs would be created, with 690 non-gaming related jobs with a payroll of approximately \$52 million and personal income of \$76 million would be generated directly and indirectly by the casino. The construction sales tax would be approximately \$9.4 million and an additional \$473,000 would be generated by sales tax. Approximately \$2.8 million would be raised annually through property taxes.

Mayor Montandon closed the Public Hearing.

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

6. **GED-01-03 (NORTH COAST HOTEL & CASINO); AN APPLICATION, SUBMITTED BY EXBER INC., PROPERTY OWNER, FOR A PETITION TO ESTABLISH A GAMING ENTERPRISE DISTRICT ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD. (ASSOCIATED ITEM NO. 5, AMP-25-03 AND ITEM NO. 7, ORDINANCE NO. 1827, ZN-37-03)**

Mayor Montandon opened the Public Hearing.

City Attorney McGowan questioned Mr. Curran how his client proposed to take responsibility for additional needed infrastructure and the possible burden which would be placed upon the Police Department and the Fire Department. Mr. Curran responded the application showed his client had met the requirement for those items.

Mayor Montandon commented the Business Impact Statement read as if it had been written under the guidance of a lawyer since it addressed all of City Attorney McGowan's concerns.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

7. **FINAL ACTION ORDINANCE NO. 1827; 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 M-2 GENERAL INDUSTRIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (ZN-37-03, NORTH COAST HOTEL & CASINO), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LAMB BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, AMP-25-03 AND ITEM NO. 6, GED-01-03)**

Ordinance No. 1827 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 M-2 GENERAL INDUSTRIAL DISTRICT TO C-2 GENERAL COMMERCIAL

DISTRICT (ZN-37-03, NORTH COAST HOTEL & CASINO),  
FOR PROPERTY GENERALLY LOCATED AT THE  
SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND  
LAMB BOULEVARD AND PROVIDING FOR OTHER MATTERS  
PROPERLY RELATING THERETO.

Mayor Montandon questioned if the only item remaining to be approved was the Special Use Permit. Mr. Curran stated the permit had been approved by the Planning Commission. Director Kristaponis stated unless the permit was appealed, it would not be brought before Council. She stated Councilman Buck's concern regarding the separate access for the movie theater had been addressed by the Planning Commission. Deputy City Attorney Jim Lewis stated Staff recommended doors be located near the movie theater. The Planning Commission removed the condition. Mr. Curran stated he could read the language from the Planning Commission regarding the condition providing separate access, "the most direct route as is reasonable shall be provided from the casino to the movie theaters." Mr. Curran stated discussion had been initiated indicating young people often frequented movie theaters and would be forced to walk through the casino. He stated this was not his client's intention. The reason casinos housed movie theaters was to generate foot traffic and provide the opportunity for movie patrons to gamble. Mr. Curran stated active young people could cause intimidation for other casino patrons and an entrance could possibly be used as a gathering location which could cause security issues. He stated his client's main concern would be for the comfort and safety of casino guests.

Councilwoman Smith stated casinos which offered direct access to movie theaters had become a problem. She stated the entrance to the theater would be safer if patrons were required to walk through the casino.

Director Kristaponis stated if construction of the project failed to proceed within the two years allowed by the Special Use Permit, Mr. Curran would be required to appear before Council.

Councilman Buck stated she hoped Mr. Curran's client would consider a direct route through the casino to the movie theater and avoid a path near slot machines and gaming tables.

ACTION: PASSED & 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

8. **AMP-14-03 (WATERFALL RANCH); AN APPLICATION, SUBMITTED BY WATERFALL, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF VLDR, VERY LOW DENSITY RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF VALLEY DRIVE AND GRAND TETON DRIVE. (ASSOCIATED ITEM NO. 9, AMP-15-03 AND ITEM NO. 10, ORDINANCE NO. 1826, ZN-22-03)**

ACTION: CONTINUED TO AUGUST 6, 2003

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

9. **AMP-15-03 (WATERFALL RANCH); AN APPLICATION, SUBMITTED BY WATERFALL, LLC, 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 ON THE SOUTHWEST CORNER OF HORSE DRIVE AND ALIANTE PARKWAY. (ASSOCIATED ITEM NO. 8, AMP-14-03 AND ITEM NO. 10, ORDINANCE NO. 1826, ZN-22-03)**

ACTION: CONTINUED TO AUGUST 6, 2003

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

10. **FINAL ACTION ORDINANCE NO. 1826; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF GRAND TETON DRIVE AND VALLEY DRIVE (ZN-22-03, WATERFALL RANCH) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 8, AMP-14-03 AND ITEM NO. 9, AMP-15-03)**

ACTION: CONTINUED TO AUGUST 6, 2003

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

11. **AMP-26-03 (ANN ROAD RETAIL CENTER); AN APPLICATION, SUBMITTED BY VEGAS/CLARK DEVELOPMENT LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND FERRELL STREET. (ASSOCIATED ITEM NO. 12, ORDINANCE NO. 1828, ZN-38-03)**

Mayor Montandon opened the Public Hearing.

Development Services Director Kristaponis stated Staff and the Planning Commission recommended the item for approval.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** appeared on behalf of the applicant.

**Ed Miller, 3313 Back Country Drive, North Las Vegas,** stated Back Country Drive was located one block south of the proposed site. Mr. Miller stated a previous attempt to change the zoning near Ferrell Street and Back Country Drive to commercial had not been approved. He stated a traffic problem on Ferrell Street existed. He opposed the commercial zoning

amendment and asked if Council approved the zone change that no access be provided from Ferrell Street to the commercial property.

Mayor Montandon stated Simmons Street would be extended and access would not be provided off Ferrell Street.

Councilwoman Smith suggested to Police Chief Mark Paresi that an increased police presence on Ferrell Street be initiated.

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

12. **FINAL ACTION ORDINANCE NO. 1828; 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 6.87 ACRES THEREIN FROM R-E RANCH ESTATES DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-38-03, ANN ROAD RETAIL CENTER), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ANN ROAD AND FERRELL STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 11, AMP-26-03)**

Ordinance No. 1828 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 6.87 ACRES THEREIN FROM R-E RANCH ESTATES DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-38-03, ANN ROAD RETAIL CENTER), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST

CORNER OF ANN ROAD AND FERRELL STREET AND  
PROVIDING FOR OTHER MATTERS PROPERLY RELATING  
THERE TO.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** appeared on behalf of the applicant.

ACTION: PASSED & ADOPTED

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

13. **AMP-27-03 (WASHBURN CREEK); AN APPLICATION, SUBMITTED BY TRU-WEST DEVELOPMENT, INC. ON BEHALF OF WASHBURN 5 LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL TO M-LDR, MEDIUM LOW DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND NORTH FIFTH STREET. (ASSOCIATED ITEM NO. 45, VAC-11-03 AND ITEM NO. 58, ORDINANCE NO. 1835, ZN-41-03)**

Mayor Montandon opened the Public Hearing.

Development Services Director Kristaponis stated the project consisted of approximately 20 acres and was recommended by Staff and the Planning Commission.

Mayor Montandon closed the Public Hearing.

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

**14. PUBLIC HEARING - SPECIAL IMPROVEMENT DISTRICT NO. 59; CONSTRUCTION OF CRAIG ROAD FROM COMMERCE STREET TO BERG STREET. (ASSOCIATED ITEM NO. 15, RESOLUTION NO. 2269 AND ITEM NO. 57, ORDINANCE NO. 1834)**

Mayor Montandon opened the Public Hearing.

Public Works Director Jim Bell introduced Darren Schulz who presented overviews of the the Craig Road projects Phase One through Phase Four. The Phase One project began at Decatur Boulevard and ended at Commerce Street. The project had been completed in September 2002. The improvements included the widening of Craig Road to three lanes in each direction and an emergency lane had been added. The Craig Road Phase Two project began at Commerce Street and ended at Berg Street. Construction would begin in September 2003 and would be expected to last 12 months. The power lines would remain overhead due to the high cost of placing them underground. Median islands would be constructed, with underground conduits for future landscaping so the asphalt would not be damaged. Funding for the landscaping for Phase One and Phase Two would be expected to become available during the current fiscal year. Phase Three was in the design stage by the Nevada Department of Transportation (NDOT) and construction should begin in the near future. Phase Four was recently completed. It began at Interstate 15 and ended at Lamb Boulevard. The project consisted of resurfacing and restriping.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

**15. RESOLUTION NO. 2269; A RESOLUTION DISPOSING OF THE PROTESTS MADE AT THE HEARING ON THE PROVISIONAL ORDER FOR THE CITY OF NORTH**

**LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); DETERMINATION OF HARDSHIP APPLICATIONS FILED; DIRECTING THAT THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PREPARE AND FILE A REVISED AND DETAILED ESTIMATE OF COST, FULL AND DETAILED FINAL PLANS AND SPECIFICATIONS, AND A REVISED MAP AND ASSESSMENT PLAT; AND PROVIDING THE EFFECTIVE DATE HEREOF. (ASSOCIATED ITEM NO. 14 AND ITEM NO. 57, ORDINANCE NO. 1834)**

Resolution No. 2269 as introduced by the City Manager:

RESOLUTION NO. 2269; A RESOLUTION DISPOSING OF THE PROTESTS MADE AT THE HEARING ON THE PROVISIONAL ORDER FOR THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); DETERMINATION OF HARDSHIP APPLICATIONS FILED; DIRECTING THAT THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PREPARE AND FILE A REVISED AND DETAILED ESTIMATE OF COST, FULL AND DETAILED FINAL PLANS AND SPECIFICATIONS, AND A REVISED MAP AND ASSESSMENT PLAT; AND PROVIDING THE EFFECTIVE DATE HEREOF.

ACTION: PASSED & 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

16. **PUBLIC HEARING - ANNEXATION NO. 113; THE ANNEXATION OF A TRACT OF LAND APPROXIMATELY 70 ACRES IN SIZE, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND LAWRENCE STREET.**

Mayor Montandon opened the Public Hearing.

Public Works Real Property Manager Randy Cagle stated he would like to give a presentation to Council regarding Item Nos. 16 through 19. Manager Cagle stated the four annexations were eligible to be annexed by the City because the land was undeveloped and was at least 75% surrounded by City property. The parcels were not a part of another incorporated township. Development of the parcels would require the owner to request connection to the City's water and sewer system. Nevada Revised Statutes (NRS) required the annexations of these types of properties to avoid "piecemeal" annexations and to encourage orderly development.

Annexation No. 113 was located at the southwest corner of Ann Road and Lawrence Street. That parcel was approximately 70 acres and was located on an island surrounded by City property.

Annexation No. 114 was generally located at the northeast corner of Regena Avenue and Range Road and was approximately 20 acres.

Annexation No. 115 was located at the northwest corner of Sloan Lane and Centennial Parkway and was approximately 40 acres.

Annexation No. 116 was located at the northeast corner of Mt. Hood Street and Rome Boulevard and was approximately 12.59 acres.

Manager Cagle stated on June 18, 2003, the City Council approved and provided for public inspection an inspection report for each of the four annexations. The reports contained maps of the annexed areas, the utilities, the land use, parcel ownership and any additional information required by NRS. The report explained the City would provide land use planning, building inspections, public works planning, street maintenance, and police and fire protection immediately upon annexation. Connection to the City's water and sewer system would be completed as a condition of the development. The remaining services would be provided by franchised service providers outside the City.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

17. **PUBLIC HEARING - ANNEXATION NO. 114; THE ANNEXATION OF A TRACT OF LAND APPROXIMATELY 20.08 ACRES IN SIZE, GENERALLY LOCATED AT THE**

**NORTHEAST CORNER OF REGINA AVENUE AND RANGE ROAD.**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

**18. PUBLIC HEARING - ANNEXATION NO. 115; THE ANNEXATION OF A TRACT OF LAND APPROXIMATELY 40 ACRES IN SIZE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF SLOAN LANE AND CENTENNIAL PARKWAY.**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

**19. PUBLIC HEARING - ANNEXATION NO. 116; THE ANNEXATION OF A TRACT OF LAND APPROXIMATELY 12.59 ACRES IN SIZE, GENERALLY LOCATED AT THE NORTHEAST CORNER OF MT. HOOD AND ROME BOULEVARD.**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

**ORDINANCES**

**FINAL ACTION**

**61. ORDINANCE NO. 1818 (ZOA-12-02); AN ORDINANCE RELATING TO ZONING BY ADDING SECTION 17.24.215 IN TITLE 17 WHICH SETS FORTH DESIGN STANDARDS AND GUIDELINES FOR SMALL-LOT DEVELOPMENT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 62, ORDINANCE NO. 1816, ZOA-01-03; ITEM NO. 63, ORDINANCE NO. 1817, ZOA-02-03; AND ITEM NO. 64, ORDINANCE NO. 1819)**

Ordinance No. 1818 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING BY ADDING SECTION 17.24.215 IN TITLE 17 WHICH SETS FORTH DESIGN STANDARDS AND GUIDELINES FOR SMALL-LOT DEVELOPMENT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Development Services Director Kristaponis stated a Special City Council Meeting regarding Ordinance Nos. 1816, 1817, 1818, and 1819 had been held July 10, 2003. The minimum acreage required would be 80, the density would be regulated by the Master Plan designation, architectural standards would be required as well as four sided architecture. Each home offered for sale would provide the buyer with the option of a courtyard, balcony, or a porch. Three types of small lots had been proposed. Type One ranged from 2,700 to 3,799 square feet, Type Two ranged from 3,800 to 4,750, and Type Three would be small to large cluster homes. The neighborhood would be arranged in units of 150. Six acres of open space would be required per 1000 residents. The parks would require an amenity package and each project would be required to provide a central park.

Director Kristaponis stated she initiated the changes in the ordinances which had been supported by a consensus of Council Members which included credit for the project entryways as park area.

Mayor Montandon stated extensive discussion had taken place at the meeting of July 10, 2003 regarding the small lot ordinances. He questioned City Attorney McGowan if the correct method to verify the amendments would be by reading them into the record and then calling for a vote on the ordinances as amended. City Attorney McGowan responded yes, that would be the correct method.

Councilwoman Smith questioned a point Councilman Eliason had raised regarding the lot size for the three small lot types. Director Kristaponis stated she and Planning Manager Steve Baxter had not heard a Council consensus regarding adjusting the lot size.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** stated she would like to emphasized three points on behalf of her clients. The first point would be a request for a waiver process for projects smaller than 80 acres, the second point would be the density issue. Ms. Lazovich stated if the project size could fall below 80 acres, the density number would require adjustment. Her third point addressed the issue of the calculation of open space. Her clients understood the necessity for greater open space, but requested the landscaped parkway areas be considered as part of the open space requirement in addition to including the landscaped entryway. Ms. Lazovich questioned if an approved tentative map which included lots with square footage less than 4,500 square feet would not be affected by the passage of the ordinance. City Attorney McGowan responded Ms. Lazovich's statement regarding the tentative map was correct.

Mayor Montandon stated the landscaping issues would be discussed on Item No. 63. He addressed Ms. Lazovich's first point regarding in-fill parcels by stating Staff had been directed to draft a R-1 ordinance and in-fill ordinance regarding Planned Unit Developments.

**Bill Curran, 300 South Fourth Street, Suite 1201, Las Vegas,** stated Mayor Montandon addressed his issue. Mr. Curran had clients who would like to participate in the drafting of a R-1 ordinance and in-fill ordinance.

Mayor Montandon asked Director Kristaponis to read the proposed changes for the record. Director Kristaponis stated the first section was Page 8, Section E, 10-b. The item currently read, "All walls and walls facing open space shall be maintained by the Home Owners Association (HOA) or a Landscape Maintenance Association (LMA)." The section should read, "All perimeter walls and walls facing opening space shall be maintained by the HOA or a LMA."

Director Kristaponis stated the next amended item would be on Page 2, Section B, 1 and read, "use easements are required." The wording would be changed to read, "use easements are permitted." The subsection B, 1-a would be changed to read, "use easements are permitted in order to optimize useable yard space on a smaller lot." A new subsection would be created and titled B, 1-d, and would read, "When use easements are granted, the wall of the grantor's house abutting the use easement shall not have doors and any first floor windows on that side of the house shall be translucent." The remaining amended items were the exhibits beginning with Exhibit 3, Lot Type One-A and Exhibit 6, Lot Type Two-D, and Exhibit 7, Lot Type Three-E, an error occurred on each exhibit. Exhibit 3 and Exhibit 6 should read, "seven feet permitted between the house and the perimeter

wall." The picture showed ten. The driveway minimum should be 16 feet and not 18 feet for Exhibit 7.

Mayor Montandon asked for a motion for approval of the amendments only.

ACTION: AMENDMENTS APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

ACTION: PASSED AND ADOPTED AS AMENDED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: Councilman Eliason

ABSTAIN: None

Councilman Buck left Council Chambers at 7:34 P.M. and returned at 7:38 P.M.

62. **ORDINANCE NO. 1816 (ZOA-01-03); AN ORDINANCE RELATING TO ZONING BY ADDING SUBSECTION 17.20.160.B.5.C IN TITLE 17, WHICH SETS FORTH THE PARAMETERS UNDER WHICH LOTS SMALLER THAN 4500 SQUARE FEET MAY BE ALLOWED, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 61, ORDINANCE NO. 1818, ZOA-12-02; ITEM NO. 63, ORDINANCE NO. 1817, ZOA-02-03; AND ITEM NO. 64, ORDINANCE NO. 1819)**

Ordinance No. 1816 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING BY ADDING

SUBSECTION 17.20.160.B.5.C IN TITLE 17, WHICH SETS FORTH THE PARAMETERS UNDER WHICH LOTS SMALLER THAN 4500 SQUARE FEET MAY BE ALLOWED, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: PASSED & ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

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

NAYS: Councilman Eliason

ABSTAIN: None

- 63. ORDINANCE NO. 1817 (ZOA-02-03); AN ORDINANCE RELATED TO ZONING; TO AMEND TITLE 17 SECTION 17.20.160B OF THE NORTH LAS VEGAS MUNICIPAL CODE; BY ADDING A NEW SUBSECTION 13 WHICH PROVIDES OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS CONTAINING LOTS SMALLER THAN 4500 SQUARE FEET, AND CHANGING THE NUMBER OF THE FOLLOWING SUBSECTION FROM 13 TO 14, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 61, ORDINANCE NO. 1818, ZOA-12-02; ITEM NO. 62, ORDINANCE NO. 1816, ZOA-01-03; AND ITEM NO. 64, ORDINANCE NO. 1819)**

Ordinance No. 1817 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; TO AMEND TITLE 17 SECTION 17.20.160B OF THE NORTH LAS VEGAS MUNICIPAL CODE; BY ADDING A NEW SUBSECTION 13 WHICH PROVIDES OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS CONTAINING LOTS SMALLER THAN 4500 SQUARE FEET, AND CHANGING THE NUMBER OF THE FOLLOWING SUBSECTION FROM 13 TO 14, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Councilwoman Smith questioned if Ordinance No. 1817 contained the lot sizes. Mayor Montandon responded no, the ordinance with the lot sizes was Ordinance No. 1818.

Councilwoman Smith requested the vote be reconsidered on Item No. 61, Ordinance No. 1818, and a discussion be conducted regarding a possible change relating to the lot sizes.

ACTION: RECONSIDER ITEM NO. 61

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: Councilman Eliason

ABSTAIN: None

**61. ORDINANCE NO. 1818 (ZOA-12-02); AN ORDINANCE RELATING TO ZONING BY ADDING SECTION 17.24.215 IN TITLE 17 WHICH SETS FORTH DESIGN STANDARDS AND GUIDELINES FOR SMALL-LOT DEVELOPMENT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 62, ORDINANCE NO. 1816, ZOA-01-03; ITEM NO. 63, ORDINANCE NO. 1817, ZOA-02-03; AND ITEM NO. 64, ORDINANCE NO. 1819)**

Mayor Montandon stated the vote regarding the amendments for Ordinance No. 1818 would remain valid.

Councilwoman Smith questioned Councilman Eliason regarding his feeling pertaining to the lot size. Councilman Eliason expressed confusion regarding Item No. 61. He understood the item to include the architectural guidelines and not the lot sizes. Director Kristaponis stated the lot sizes had been outlined on page 2 of the ordinance. The development standards associated with the lot size were also included in the ordinance. Councilman Eliason stated the discussion had included changing the lot size of Type One from 3,500 square feet to 4,000 square feet, and Type Two from 4,000 square feet to 4,500 square feet. He stated the discussion included the size of the corner lots would be 4,700 square feet. Mayor Montandon stated he understood Councilman Eliason's position but respectfully disagreed. He stated if the small lots were increased in size the larger lots would be smaller. Mayor Montandon stated the small lots would only be 30% of all of the homes in the project.

Councilwoman Smith stated she would like Director Kristaponis and Planning Manager Baxter to comment regarding the issue.

Director Kristaponis stated the density level would not be increased therefore the large size lots would be reduced. Director Kristaponis stated people preferred different types of housing and if the lots were similar, the choice offered to future buyers would be limited. Planning Manager Baxter stated the approach taken in the ordinance offered a wider selection of lots for the marketplace. He stated the small lots would be part of a mini master planned community and those were the reasons Staff had supported the specific small lot sizes.

Councilman Eliason stated he understood 30% of the small lots would be allowed in Type One and Type Two which would be 60%. Planning Manager Baxter stated 30% of Type One would be small. Type Two and Three would not have a limit on small lots. The density would be 5.8 units per acre and would indicate a low number of small lots unless they were offset by ranch estates. Councilman Eliason stated if the ordinance was not adopted, small lots would still be allowed in master planned communities. Director Kristaponis stated she understood no other ordinances existed which addressed the small lot issue. Councilman Eliason stated small lots were allowed in master planned communities of 500 acres or more. Director Kristaponis stated yes, through a development agreement. Mayor Montandon stated even in a master planned community, a density limit would be in place. He stated the ordinance was similar to the small lots in a master planned community requested through a development agreement.

ACTION: PASSED AND ADOPTED AS AMENDED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: Councilman Eliason

ABSTAIN: None

**63. ORDINANCE NO. 1817 (ZOA-02-03); AN ORDINANCE RELATED TO ZONING; TO AMEND TITLE 17 SECTION 17.20.160B OF THE NORTH LAS VEGAS MUNICIPAL**

**CODE; BY ADDING A NEW SUBSECTION 13 WHICH PROVIDES OPEN SPACE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS CONTAINING LOTS SMALLER THAN 4500 SQUARE FEET, AND CHANGING THE NUMBER OF THE FOLLOWING SUBSECTION FROM 13 TO 14, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 61, ORDINANCE NO. 1818, ZOA-12-02; ITEM NO. 62, ORDINANCE NO. 1816, ZOA-01-03; AND ITEM NO. 64, ORDINANCE NO. 1819)**

Development Services Director Kristaponis stated she had amendments for Item No. 63 which should be added to the record.

Director Kristaponis stated Section B, 13-f should be amended to add a requirement for parks that were one acre or larger requiring lighting operated by timers and subject to approval by the Parks and Recreation Director. Councilman Buck questioned if that would mean lighting was required. Director Kristaponis stated the Parks and Recreation Director would examine where the lights would be located. Councilman Buck believed the language should read, "lighting was required," because if the wording indicated the lighting should be operated by timers, the City did not address the requirement of lighting. Planning Manager Baxter stated the ordinance would contain a list of requirements and lighting operated by timers would be a required amenity. Mayor Montandon questioned if an additional amendment remained. Director Kristaponis stated yes, Section B, 13, 5-e, the statement, "landscaped entry features," would be deleted from the list of areas that would not be considered as open space or recreational facilities.

ACTION: AMENDMENTS 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

ACTION: PASSED AND ADOPTED AS AMENDED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

**64. ORDINANCE NO. 1819; AN ORDINANCE TO AMEND CHAPTER 15.52, RELATING TO THE RESIDENTIAL CONSTRUCTION TAX, BY AMENDING SECTIONS 15.52.90 AND 15.52.100, TO REQUIRE DEVELOPERS OF PLANNED UNIT DEVELOPMENTS TO PAY THE RESIDENTIAL CONSTRUCTION TAX INSTEAD OF BEING EXEMPT FROM PAYING SUCH CONSTRUCTION TAX, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003) (ASSOCIATED ITEM NO. 61, ORDINANCE NO. 1818, ZOA-12-02; ITEM NO. 62, ORDINANCE NO. 1816, ZOA-01-03; AND ITEM NO. 63, ORDINANCE NO. 1817, ZOA-02-03)**

Ordinance No. 1819 as introduced by the City Manager:

AN ORDINANCE TO AMEND CHAPTER 15.52, RELATING TO THE RESIDENTIAL CONSTRUCTION TAX, BY AMENDING SECTIONS 15.52.90 AND 15.52.100, TO REQUIRE DEVELOPERS OF PLANNED UNIT DEVELOPMENTS TO PAY THE RESIDENTIAL CONSTRUCTION TAX INSTEAD OF BEING EXEMPT FROM PAYING SUCH CONSTRUCTION TAX, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Development Services Director Kristaponis stated the item had been discussed during the Special City Council Meeting of July 10, 2003. She stated the development community had requested the City adopt the same policy as Clark County regarding refunding a portion of the Residential Construction Tax (RCT). The Clark County ordinance required the Parks Director to investigate each proposed Planned Unit Development and decide if credit should be given back to the builder or not. The Parks Director would verify if the persons who utilized the park might also be causing impact to regional or neighborhood parks and if so partial credit could be granted. She stated Staff had decided to move forward with the ordinance and immediately create an amendment adopting the Clark County policy for the RCT. Mayor Montandon stated the policy adoption would require an amendment to the ordinance.

ACTION: PASSED & ADOPTED

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

**65. ORDINANCE NO. 1820 (ZOA-03-03); AN ORDINANCE RELATING TO ZONING; AND ADMINISTRATION AND PERSONNEL; BY AMENDING TITLE 17 (ZONING ORDINANCE) BY REPEALING SECTION 17.32.030, THE FEE SCHEDULE FOR PLANNING AND ZONING RELATED APPLICATIONS, AND ADDING A NEW FEE SECTION IN TITLE 2 SECTION 2.38 AND AT THE SAME TIME INCREASING FEES RELATED TO PLANNING AND ZONING APPLICATIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED FROM JULY 2, 2003)**

Ordinance No. 1820 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING; AND ADMINISTRATION AND PERSONNEL; BY AMENDING TITLE 17 (ZONING ORDINANCE) BY REPEALING SECTION 17.32.030, THE FEE SCHEDULE FOR PLANNING AND ZONING RELATED APPLICATIONS, AND ADDING A NEW FEE SECTION IN TITLE 2 SECTION 2.38 AND AT THE SAME TIME INCREASING FEES RELATED TO PLANNING AND ZONING APPLICATIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Development Services Director Kristaponis stated Council had requested additional information when the item appeared on the July 2, 2003 City Council Agenda and Staff provided Council Members with updated figures of fees charged by surrounding jurisdictions. She stated the fees were based on the costs of performing specific tasks.

Mayor Montandon stated a great deal of time had been spent performing a fee comparison between the City and surrounding jurisdictions. He stated fees for development services did not create a profit for the City. The increase in the fees had been specifically calculated by the cost of the requested task, and if an increase were not approved, taxpayers would be subsidizing development fees.

ACTION: PASSED & 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

**66. ORDINANCE NO. 1829; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM AN R-E, RANCH ESTATES RESIDENTIAL DISTRICT TO AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF BRUCE STREET AND EL CAMPO GRANDE AVENUE (ZN-42-03, JAYCOX) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1829 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 A CERTAIN PROPERTY THEREIN FROM AN R-E, RANCH ESTATES RESIDENTIAL DISTRICT TO AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF BRUCE STREET AND EL CAMPO GRANDE AVENUE (ZN-42-03, JAYCOX) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED & ADOPTED

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

67. **ORDINANCE NO. 1830 (ZOA-06-03); AN ORDINANCE RELATING TO ZONING BY AMENDING TITLE 17, SECTION 24.200, SUBSECTIONS D.7 AND K.5; AND 24.205 D.6 AND K.4 TO BETTER RESPOND TO SITE-SPECIFIC GEOTECHNICAL CONDITIONS THAT WARRANT RELOCATING REQUIRED PLANTING MATERIALS TO BETTER PROTECT FOUNDATIONS IN EXPANSIVE SOILS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 1830 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING BY AMENDING TITLE 17, SECTION 24.200, SUBSECTIONS D.7 AND K.5; AND 24.205 D.6 AND K.4 TO BETTER RESPOND TO SITE-SPECIFIC GEOTECHNICAL CONDITIONS THAT WARRANT RELOCATING REQUIRED PLANTING MATERIALS TO BETTER PROTECT FOUNDATIONS IN EXPANSIVE SOILS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: PASSED & 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

#### **APPOINTMENT**

68. **APPOINTMENT OF TWO TRUSTEES TO THE LIBRARY DISTRICT BOARD OF TRUSTEES WITH TERMS EXPIRING JUNE 30, 2005. (CONTINUED FROM JUNE 18 AND JULY 2, 2003)**

ACTION: SHEILA REX AND LAURIE PORRITT REAPPOINTED FOR THE TERM ENDING JUNE 30, 2005

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

Mayor Montandon requested Item No. 70 be heard before Item No.69.

**70. DISCUSSION AND POSSIBLE ACTION ON CITY MANAGER'S CONTRACT.**

ACTION: CITY MANAGER KURT FRITSCH TERMINATED EFFECTIVE AT  
ADJOURNMENT OF CITY COUNCIL MEETING

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

Mayor Montandon stated Item No. 69 would be deleted because it concerned the City Manager's annual review and since the Council had voted to terminate the City Manager's contract it would be a moot point.

**CLOSED PERSONNEL SESSION**

**69. NON-ACTION ITEM: CLOSED PERSONNEL SESSION REGARDING THE CITY  
MANAGER.**

ACTION: NOT HELD BECAUSE OF ACTION TAKEN ON NO. 70 PRIOR TO  
CONSIDERATION OF NO. 69

### **COUNCIL ITEMS**

There were no additional items.

City Manager Fritsch questioned if Council's action complied with the City Charter, Section 3.030. City Attorney McGowan stated Section 3.030 did not apply because of City Manager Fritsch's contract.

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

No report given.

### **PUBLIC FORUM**

Brother David Buer spoke of homelessness issues.

### **ADJOURNMENT**

ACTION: The meeting adjourned at 8:03 P.M.

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

**APPROVED: August 6, 2003**

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

Attest:

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