

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

May 5, 2004

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

**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 Gregory Rose	Acting Utilities Director David Bereskin
Assistant City Manager Dan Tarwater	Acting Community Development Director Kenny Young
City Attorney Sean McGowan	Acting Planning Manager Marc Jordan
Acting City Clerk Karen L. Storms	Assistant Police Chief Joe Forti
Human Resources Director Vince Zamora	Recreation Manager Jim Stritchko
Planning and Zoning Director Jory Stewart	Assistant to the City Manager Brenda Johnson
Police Chief Mark Paresi	Sr. Deputy City Clerk Jo Ann Lawrence
Finance Director Phil Stoeckinger	Deputy City Clerk Julie A. Shields
Strategic Planning Director Eric Dabney	
Fire Chief Jim Stubler	
Parks & Recreation Director Michael Henley	

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Karen L. Storms, CMC  
Acting City Clerk

**INVOCATION**

Pastor Eric Betts  
Present Truth Seventh Day

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tempore William E. Robinson

**PROCLAMATIONS**

- ★ **PRESENTATION, BY JUDGE STEPHEN J. DAHL, NORTH LAS VEGAS JUSTICE COURT, TO WINNERS OF THE 2004 ART CONTEST**

ACTION: AWARDS PRESENTED

- ★ **PROCLAIMING SATURDAY, MAY 8, 2004 NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY**

ACTION: SATURDAY, MAY 8, 2004 PROCLAIMED NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY

**AGENDA**

1. **APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF MAY 5, 2004.**

ACTION: APPROVED AS AMENDED; ITEM NOS. 11, 12 AND 13 PULLED FROM CONSENT FOR DISCUSSION; ITEM NO. 17, PUBLIC HEARING SET FOR JUNE 2, 2004

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

**PUBLIC HEARINGS - 6:15 P.M.**

**2. APPEAL, SUBMITTED BY ROSS BURNETT ON BEHALF OF BUSINESS PROPERTIES GROUP, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-78-03, TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF KINGS HILL ROAD AND CRAIG ROAD. (CONTINUED DECEMBER 3, 2003 AND FEBRUARY 4, 2004)**

Mayor Montandon asked City Attorney Sean McGowan to explain the State Statute regarding continuances. City Attorney McGowan stated for three or more continuances, Council must establish a good cause for the third continuance so residents were not inconvenienced due to multiple delays. He stated Council members would require the applicant to present an acceptable argument for additional continuances and provide Council members the information needed to decide if an additional continuance would be for a good cause.

Mayor Montandon opened the Public Hearing.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, stated his partner Mike Bonner had been contacted by Ross Burnett and while Mr. Gronauer had not been retained to represent the applicant he could be in the future.

Mayor Montandon stated based on a letter received from Ross Burnett dated May 3, 2004, good cause for an additional continuance had not been satisfied. Mr. Gronauer stated it was his understanding the applicant had requested additional continuances based on the moratorium regarding tavern licenses. Mayor Montandon stated the tavern application had been submitted prior to the moratorium and the regulations in effect at that time would apply to the request. He stated Council would be forced to make two decisions regarding the issue; accept the appeal or continue the item.

Councilwoman Smith questioned if residents had been made aware of the potential continuation of the item as she had requested earlier in the week. If the applicant had been made aware of the fact that just because he had requested a continuance, he was not guaranteed one. City Attorney McGowan stated he understood the request indicated Council's desire to notify residents a continuance request had been submitted but the result of the request would not be available. He felt all interested parties would be responsible for attending the Council meeting and prepared to present their case. Councilwoman Smith questioned if the applicant had been notified of a potential problem concerning his request. Mayor Montandon did not believe that was the City's responsibility. City Attorney McGowan stated he was not aware of any such procedure.

Mayor Montandon stated he had four requests to speak from citizens regarding the applicant's appeal but Council would be required to take action on the outstanding two issues.

Councilman Eliason stated he would abstain from voting on this issue due to a recent change of positions with his employer.

Mayor Montandon asked City Attorney McGowan for his legal opinion regarding the applicant's request for a continuance. City Attorney McGowan replied two issues would need to be resolved; a decision regarding granting the continuance request and if not granted, the appeal. He also stated the citizens in the audience may still wish to speak regarding the issue. Mayor Montandon asked for residents to speak regarding granting of the applicant's request for a continuance.

**Michael Malorino, 603 Spritlake Court, North Las Vegas, Nevada 89032**, opposed the continuance. He felt the applicant did not meet the good cause reasoning required for a continuance. In addition, the applicant had not bothered to attend the meeting. Mr. Malorino stated he felt a proposed distance requirement should be applied to parks as well as schools with regards to the tavern ordinance.

Mayor Montandon stated that reason was a primary reason for the creation of a new tavern ordinance.

**Cliff Wilson, 4026 Hemphill Street, North Las Vegas, Nevada 89030**, agreed with Mr. Malorino and requested the item be resolved.

**Gail Tominac, 533 Craig Creek Avenue, North Las Vegas, Nevada 89032**, agreed with the previous speakers. Ms. Tominac stated if the applicant believed in the importance of his appeal process he would have attended the meeting. She asked Council to deny the applicant's request for a continuance. She requested she be allowed to read a statement written by Debbie Lewis, a resident who due to a death in family could not attend the Council meeting. Ms. Tominac read the following:

Council Members: Due to a death in my family, I can not be present tonight. But I have asked Gail Tominac to read this for the public record for me. I will be brief. To the issue of an extension of time for the appeal, I would hope that all of you realize that these neighbor hoods have been patient. Six months patient. This issue has been on the books and we have been in front of you several times since approximately November of last year. I urge all of you to do the right thing and please don't waste our and yours and the developers time with another extension. Respectfully, Deborah J. Lewis.  
Thank you.

**Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032**, opposed the continuance.

**John Leeper, 541 Craig Creek Avenue, North Las Vegas 89032**, felt the nearby park would be placed in danger due to the placement of a tavern in his neighborhood.

Mayor Montandon asked City Attorney McGowan for his legal opinion regarding Council denying the applicant's request for a continuance and an appeal. City Attorney McGowan stated he felt it would be appropriate.

ACTION: CONTINUANCE DENIED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: Councilman Eliason

Mayor Montandon closed the Public Hearing.

Mayor Montandon stated a motion for the appeal would be the current issue. The Planning Commission had granted the applicant a supper club license instead of a bar/tavern license. The applicant had appealed that decision. Mayor Montandon polled the five previous speakers to verify if they had additional comments. The five speakers stated they had nothing further to add to their original statements. He asked for any additional persons in the audience who wished to speak. None came forward.

City Attorney McGowan felt a statement should be provided for the record to indicate why the appeal had been denied.

Mayor Montandon felt the proposed tavern would be too close to the park and school based on research conducted for the new tavern ordinance.

Councilwoman Smith stated the proposed tavern would be incompatible with the neighborhood.

ACTION: APPEAL DENIED; PLANNING COMMISSION DECISION TO APPROVE UN-78-03 UPHELD; USE PERMIT FOR A SUPPER CLUB APPROVED BY THE PLANNING COMMISSION

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

**3. VAC-06-04 (NORTH 5<sup>TH</sup> AND DONNA STREETS); AN APPLICATION SUBMITTED BY SIGNATURE HOMES ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, TO VACATE A PORTION OF STAGECOACH CIRCLE AND CORRESPONDING UTILITY EASEMENTS COMMENCING APPROXIMATELY 76 FEET WEST OF DONNA STREET AND PROCEEDING WEST APPROXIMATELY 426 FEET.**

Acting Planning Manager Marc Jordan stated the property had recently been re-zoned to an R-1 District. The applicants had filed a tentative map that had been approved at the March 10, 2004 Planning Commission meeting. The applicant proposed to develop the property with 107 single family lots. A concern had been expressed regarding all the homes on the northern side of the property be a minimum of 10,000 square feet because of the nearby ranch estates. This would cause the reconfiguration of Stagecoach Circle. Staff recommended approval subject to the following condition:

1. The vacation is required to record concurrent with the final map.

Mayor Montandon opened the Public Hearing.

Councilman Buck stated the vacation of Stagecoach did not effect her brother's nearby property therefore she would not abstain from voting on the item.

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

4. **VAC-09-04 (THE SHADOWS); AN APPLICATION SUBMITTED BY BEAZER HOMES, ON BEHALF OF US HOME CORPORATION, PROPERTY OWNER, TO VACATE TROPICAL PARKWAY BETWEEN MCCARRAN STREET AND STATZ STREET.**

Mayor Montandon opened the Public Hearing.

Acting Planning Manager Marc Jordan stated once Tropical Parkway and Ann Road were realigned, the previous alignment would not be needed. The vacation would increase the size of the property to be developed. The applicant had requested conditions one and two be amended to read as followed:

1. A reversionary parcel map/or appropriate mapping acceptable to the City of North Las Vegas Survey.
2. The vacation is required to record concurrently with the reversionary parcel map or appropriate mapping acceptable to the City of North Las Vegas Survey.

The remaining two conditions would be as follows:

3. The applicant must comply with all conditions of the approved traffic study.
4. The legal description shall be revised to except the existing Nevada Power Company easement per instrument 734259:914.

City Attorney McGowan expressed concern with the method to resolve the vacation. He would like to know if there was an alternative to reversionary mapping.

**Rebecca Folwer, Beazer Homes**, stated the property was commercial. Once the final map was prepared, the parcel would be one piece. She understood the vacation would record with the final map.

Mayor Montandon questioned if there was another method to combine the property besides a reversionary map. The City did not know who the owner was to the north of the proposed area. Ms. Folwer believed the property belonged to Beazer Homes. She questioned if a merger and re-subdivision map would be appropriate. Acting Planning Manager Jordan stated yes but added Real Property Services Manager Randy Cagle could offer additional information regarding the process. Mr. Cagle stated the method of mapping the property would be contingent on Council's desired use for the parcel. An issue also existed with a Nevada Power Transmission line which ran along the north side of the property. The alternative was to allow the vacation be given from the property owner to the north to the property owner to the south. Mr. Cagle stated the vacation could be achieved by a reversionary map or merger and re-subdivision parcel map. Mayor Montandon asked for clarification to verify for City Attorney McGowan the answer to his previous question. City Attorney McGowan stated the merger and re-subdivision process would be another method of combining the two parcels and felt the choices had been covered thoroughly.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED AS AMENDED SUBJECT TO THE FOLLOWING  
CONDITIONS:

1. A reversionary parcel map/or appropriate mapping acceptable to the City of North Las Vegas Survey.
2. The vacation is required to record concurrently with the reversionary parcel map or appropriate mapping acceptable to the City of North Las Vegas Survey.
3. The applicant must comply with all conditions of the approved traffic study.
4. The legal description shall be revised to except the existing Nevada Power Company easement per instrument 734259:914.

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

5. **APPEAL, SUBMITTED BY KATHRYN GRIDER, ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-18-04 (CRAIG & LAMB); AN APPLICATION SUBMITTED BY VEGAS INDUSTRIAL DEVELOPMENT, LLC, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL AND INDUSTRIAL TO HDR, HIGH DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED SOUTH OF CRAIG ROAD APPROXIMATELY 380 FEET WEST OF LAMB BOULEVARD. (ASSOCIATED ITEM NO. 6, ZN-19-04)**

Mayor Montandon opened the Public Hearing.

Acting Planning Manager Marc Jordan stated the Planning Commission denied AMP-18-04 by a unanimous vote. The Commission was concerned with the surrounding area which was zoned industrial and in varying degrees of development. Additional concerns had

been expressed such as the increased vehicle trips in the area that would add further congestion to Craig Road. Setbacks for the undeveloped industrial property would change and could cause difficulty with future development. Mr. Jordan stated recent changes had occurred that the property to the South would be developed with Multi-Family R-3. Upon further investigation, the property was being developed by KB Homes but not as multi-family. It would be developed as single family with a minimum lot size of 4000 square feet. A parcel map had since been filed and a new street had been proposed that would connect Craig Road to the residential area. The re-zoning request would re-zone an area west of the new street which would only have a depth of 60 feet. Therefore, a concern had arisen regarding the success of a developer to place a multi-family development on land that was only 60 feet deep.

Planning and Zoning Director Jory Stewart stated the tentative map would be different from the zoning. A strip of zoning did not coincide with the parcel which could create future problems. The issue had been brought to the attention of a City engineer but had not been resolved before the Council meeting.

Mayor Montandon stated Staff had not offered a satisfactory response to the current item. He asked for further clarification from the engineer.

**Bob Gore, 2520 Seascape Drive, Las Vegas, Nevada 89128,** believed the legal description that had been supplied to the City's Staff did match the parcel map. Buyers would be purchasing the property to the east of the new street. The existing property line would be in the middle of the new street. The west side of the street would not be re-zoned. Director Stewart stated the applicant could resolve the problem with assurance that the parcel map which had been filed matched the legal description of the zone boundary.

An unidentified man spoke who stated he was an owner of the parcel. He stated when he entered escrow on the parcel, the zoning was M-1 to C-2. He had sought tenants for the property with the current zoning and found none. He stated a critical need for housing existed and felt the zone change request would be appropriate with the surrounding uses.

Mayor Montandon stated the issue of multi-family housing located in industrial areas was subjective. He was concerned with traffic congestion and asked if all the exits were onto Craig Road. Mr. Gore replied there would be one exit onto Craig Road and one exit onto Lamb Boulevard. Mayor Montandon questioned how many units would be in the development. Mr. Gore replied the total number would be 328 according to the plan. It would be above the permitted density. Buildings could be removed to conform with the building standards and site review. Mayor Montandon stated the remaining issue concerned the difficulty of the area because the area south of the proposed development belonged to Clark County and could effect the City's ability to provide services such as schools, parks and traffic control. Mr. Gore stated the existing land uses made the area

south of Craig Road and west of Lamb Boulevard residential and the two streets would become boundaries between industrial, commercial and residential areas to the east and north. Traffic studies had to be submitted to the City for review and the necessary lane widths were already in place to handle the additional traffic. He felt these major arterial streets would be well suited for the traffic. Mr. Gore stated he was aware units would need to be pulled from the plan to meet the open space and density requirements.

Mayor Montandon stated the Council and Staff considered market needs. The two issues involved the loss of industrial and commercial space for residential use and also the City had lost a large amount of entry level homes in recent years.

Councilman Eliason questioned what amenities would be included with the homes. The unidentified man stated the process started with the Amendment to the Master Plan (AMP) and zone changes and the development were conceptual at the current time. The code requirements called for covered parking although, the current market preferred garages. A recreational building, swimming pool, tennis courts and play areas would most likely be included in the plan.

Councilman Eliason questioned if the proposed development would serve as a buffer between higher density and the R-1 subdivision. Director Stewart stated a transition was provided between the single family residential to the south to the more intense uses to the north although the transition was abrupt. Commercial uses could be utilized in place of industrial use to the north. Mayor Montandon stated the developments to the north appeared to resemble retail versus industrial. Councilwoman Smith felt the traffic on Craig Road would be a problem. The unidentified man felt the majority of the traffic issues on Craig Road were closer to Interstate 15 (I-15). Mayor Montandon questioned the acreage involved in the proposed development. The unidentified man answered 18 acres.

Mayor Pro Tempore Robinson questioned how many units would be removed. The unidentified man responded they would adhere to the building code.

**Bill Robertson, 5995 North Chieftain Street, Las Vegas, Nevada 89149,** stated he owned property on east Craig Road and the traffic was congested between his property and I-15. Mr. Robertson was opposed to the development.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas Nevada,** opposed the development. He felt the majority of apartments within the City seemed to be built on the east side of the City and stated the distribution was unfair.

Councilman Buck asked for verification of the zoning. Acting Planning Manager Jordan stated the majority of the property was zoned Community Commercial. She stated the traffic would be worse if the property was zoned Community Commercial versus residential. A large number of jobs were in the area and few homes. She felt the project was appropriate for the area and supported the development.

**Kirk Boylston, 3550 East Post Road, #200, Las Vegas, Nevada, 89120**, stated he had recently purchased two industrial buildings located near the proposed project. His buildings were 400,000 square feet and all the space had been leased within a year. An additional industrial building had been completed on Craig Road recently and all the space had been leased within six months. He expressed concern regarding the traffic issue because large trucks entered and exited his building's driveways. Industrial developers would be more concerned with the lack of industrial land and not housing. The re-zoning of industrial land took away the minimal amount available. He opposed the project.

Mayor Montandon stated the property was zoned Community Commercial, therefore additional industrial land would not be lost due to the re-zoning. Director Stewart had been performing research into the preservation of industrial land and the City had recently annexed 1,100 acres as industrial land. He stated development of the property would generate additional traffic. The word buffering had been used during the discussion and he believed the word was misused. Planning defined the word buffering as, "don't build anything in my back yard."

Councilwoman Smith opposed the project. She felt it would be incompatible with the current development and traffic.

Mayor Montandon closed the Public Hearing.

Councilwoman Smith made the motion to uphold the Planning Commission's decision. The motion failed for lack of a second.

Mayor Pro Tempore Robinson asked for clarification of the number of units in the project. City Manager Rose questioned Acting Planning Manager Jordan what was the maximum units per acre the applicant could build. Mr. Jordan answered a high density residential allowed 18 units per acre which would be approximately 324 homes.

**ACTION: PLANNING COMMISSION DECISION OVERTURNED; AMP-18-04 APPROVED**

**MOTION: Councilman Buck**

**SECOND: Mayor Pro Tempore Robinson**

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

**NAYS: Councilwoman Smith**

**ABSTAIN: None**

6. **APPEAL, SUBMITTED BY KATHRYN GRIDER, ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-19-04 (CRAIG & LAMB); AN APPLICATION SUBMITTED BY VEGAS INDUSTRIAL DEVELOPMENT, LLC, FOR A RECLASSIFICATION OF PROPERTY FROM C-2, GENERAL COMMERCIAL AND M-2, GENERAL INDUSTRIAL, TO R-3, MULTI-FAMILY RESIDENTIAL ON PROPERTY GENERALLY LOCATED SOUTH OF CRAIG ROAD APPROXIMATELY 380 FEET WEST OF LAMB BOULEVARD. (ASSOCIATED ITEM NO. 5, AMP-18-04)**

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION OVERTURNED; ZN-19-04 APPROVED; STAFF DIRECTED TO PREPARE AN ORDINANCE FOR HARD ZONING

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: Councilwoman Smith

ABSTAIN: None

7. **AMP-22-04 (VERONICA VALENTINE); AN APPLICATION SUBMITTED BY VERONICA VALENTINE ON BEHALF OF RAMONIA BELL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO OFFICE, ON PROPERTY LOCATED AT 2501 TAYLOR AVENUE. (ASSOCIATED ITEM NO. 46, ORDINANCE NO. 1962, ZN-25-04)**

Acting Planner Manager Marc Jordan stated the size of the property fell below the minimum standard of approximately two and one half acres and the proposed acreage of the site was approximately 6,500 square feet. The applicant submitted a revised plan which showed the existing building converted into an office with additional site improvements.

Mayor Montandon opened the Public Hearing.

**George Garcia, 1711 Whitney Mesa Drive, Henderson**, represented the applicant. Mr. Garcia stated the project would revitalize the area and avoid a redevelopment expenditure of tax payer dollars. The building's current condition was dilapidated and AMP-22-04 would change the building into a refurbished, attractive office building with new landscaping. The existing block wall would be extended.

Councilwoman Smith questioned if an attempt had been initiated to acquire the residences behind the structure so the lot would be deeper. Mr. Garcia responded that no attempt had been made to acquire surrounding properties.

**Doris North, 2505 Taylor, North Las Vegas, Nevada 89038**, opposed the item. She felt traffic would be increased. She questioned if Council had the power to hold the applicant to the planned landscaping. Mayor Montandon responded absolutely. Ms. North felt other homes converted into businesses along Civic Center Drive had done nothing to improve the surrounding area.

Councilman Buck questioned what kind of business would occupy the building and what would be the hours of operation. Mr. Garcia answered the building would be an annex building for Veronica Valentine, Attorney and would be open from 9:00 a.m. to 5:00 p.m. Councilman Buck questioned if Ms. Valentine intended to solicit business from the neighborhood. Mr. Garcia thought Ms. Valentine would most likely solicit business from the surrounding area.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Buck

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

- 46. ORDINANCE NO. 1962; 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 A CERTAIN PROPERTY THEREIN FROM R-1, SINGLE-FAMILY RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-25-04, VERONICA VALENTINE), FOR PROPERTY LOCATED AT 2501 TAYLOR AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 7, AMP-22-04)**

Ordinance No. 1962 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 A CERTAIN PROPERTY THEREIN FROM R-1, SINGLE-FAMILY RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-25-04, VERONICA VALENTINE), FOR PROPERTY LOCATED AT 2501 TAYLOR AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Councilman Eliason questioned if the developer would use date palm trees. Mr. Garcia responded yes. Councilman Buck questioned if a condition existed regarding the hours of operation. Mr. Garcia responded Ms. Valentine would accept a restriction regarding business hours of 8:00 a.m. to 6:00 p.m.

**ACTION:** PASSED AND ADOPTED AS AMENDED TO INCLUDE THE FOLLOWING ADDITIONAL CONDITIONS:

9. That a minimum 16'-18" of landscaping be provided along civic Center Drive. The landscape area shall include a three-foot-tall berm or decorative wall between the building and/or parking areas and the sidewalk along Civic Center Drive. The landscaping along Civic Center Drive shall include a minimum eight palm trees (Date Palm, minimum 10 brown trunk feet in height), in addition to other required landscape materials as set forth in the Commercial Design Standards.

The following condition was added:

10. Customer hours shall be limited between 8 a.m. and 6 p.m.

**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. **AMP-23-04 (ROME & DARLING); AN APPLICATION SUBMITTED BY AMLAND DEVELOPMENT GROUP, LLC, ON BEHALF OF THE CHARLES L. RUTHE SEPARATE PPTY TR., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO HDR HIGH DENSITY RESIDENTIAL, ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND GOLDFIELD STREET. (ASSOCIATED ITEM NO. 47, ORDINANCE NO. 1963, ZN-26-04)**

Mayor Montandon opened the Public Hearing.

Acting Planning Manager Marc Jordan stated the high density residential would serve as a transitional use.

**George Garcia, 1711 Whitney Mesa Drive, Henderson,** appeared on behalf of the applicant.

Councilwoman Smith questioned the density of the nearby neighborhood. Acting Planning Manager Jordan estimated six units per acre. Mayor Montandon stated it would be closer to ten units per acre. Councilwoman Smith expressed concern exceeding the density level. She would like to keep the density level the same as the development to the west.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: Councilwoman Smith

ABSTAIN: None

47. **ORDINANCE NO. 1963; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 10± ACRES THEREIN FROM R-E, RANCH ESTATES RESIDENTIAL, TO R-3, MULTI-FAMILY RESIDENTIAL (ZN-26-04, ROME & DARLING) FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 8, AMP-23-04)**

Ordinance No. 1963 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 10± ACRES THEREIN FROM R-E, RANCH ESTATES RESIDENTIAL, TO R-3, MULTI-FAMILY RESIDENTIAL (ZN-26-04, ROME & DARLING) FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

City Manager Gregory Rose stated Item Nos. 11, 12 and 13 would be pulled for discussion from the Consent Agenda.

### **CONSENT AGENDA**

**9. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 3, 2004.**

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

**10. APPROVAL OF PRIVILEGED LICENSE: (EXHIBIT A)**

<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>ACTIVITY</u>
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**CHANGE OWNER - LIQUOR**

1. TEGI, LLC	LIQUOR	Beer & Wine On Sale
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Ted Kingston & John Barton (Members)

**DBA:** Peter Piper Pizza

2401 E Lake Mead Blvd  
North Las Vegas, Nevada

Police Investigations Completed  
Former Owners: C. Ronald Petty, Pres.

**NEW LIQUOR**

2. Smith's Food & Drug Centers, Inc	LIQUOR	Packaged Off Sale Liquor
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James W. Hallsey, Pres.

**DBA:** Smith's Food & Drug #361  
4700 W Ann Rd  
North Las Vegas, Nevada

Police Investigations Completed

**PENDING FINAL BUILDING & FIRE APPROVALS**

**NEW GAMING**

3. Edward J. Herbst, Pres.	GAMING	(15) Slot Machines
<b><u>DBA:</u></b> Market Gaming Inc	Slot Operator	<u>Location: Smith's Food &amp; Drug #361</u>
5195 Las Vegas Blvd N Las Vegas, Nevada		

Nevada State Gaming Commission Approved 3/18/04

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

Consent Item Nos. 11, 12 and 13 were pulled for discussion.

14. **APPROVAL OF CONDEMNATION OF REAL PROPERTY NEEDED FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT, CRAIG ROAD TO THE BELTWAY, AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION (2.42 ACRES) OF THE PROPERTY NEEDED FOR THIS PROJECT, OWNED BY FREHNER ENTERPRISES, LLC, APN 124-26-501-002.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

15. **APPROVAL OF CONDEMNATION OF REAL PROPERTY NEEDED FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT, CRAIG ROAD TO THE BELTWAY, AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION (3.086 ACRES) OF THE PROPERTY NEEDED FOR THIS PROJECT, OWNED BY P.T. CORPORATION, APN 124-26-501-001.**

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

16. **APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH CELEBRATE HOMES 24, LLC FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CRAIG ROAD AND SIMMONS STREET IN THE APPROXIMATE AMOUNT OF 2.0% OF THE TOTAL COST OR \$5,000 FOR THE SAN MIGUEL/FERRELL RESIDENTIAL SUBDIVISION LOCATED ON THE SOUTHWEST CORNER OF SAN MIGUEL STREET AND FERRELL STREET. (CNLV CONTRACT NO. C-5660)**

ACTION: APPROVED

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

17. **AMP-19-04 (LONE MOUNTAIN ESTATES), AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF LARRY M. AND MARY S. MONTOYA, CELEBRATE PROPERTIES, LLC AND THE CHURCH BAPTIST HOMESITE, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF V-LDR VERY LOW DENSITY RESIDENTIAL TO LDR LOW DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND ALLEN LANE. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 18, VAC-03-04)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

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

18. **VAC-03-04 (LONE MOUNTAIN ESTATES), AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF LARRY M. AND MARY S. MONTOYA, CELEBRATE PROPERTIES, LLC AND THE CHURCH BAPTIST HOMESITE, PROPERTY OWNERS, FOR A VACATION OF NOAH AVENUE BETWEEN ALLEN LANE AND KENNY WAY; A VACATION OF 1,545 SQUARE FEET OF PUBLIC UTILITY EASEMENT BEGINNING AT THE NORTHWEST CORNER OF NOAH AVENUE AND KENNY WAY AND EXTENDING APPROXIMATELY 297 FEET ALONG THE NORTH SIDE OF NOAH AVENUE; A VACATION OF 692 SQUARE FEET OF PUBLIC DRIVEWAY EASEMENT LOCATED WEST OF KENNY WAY APPROXIMATELY 331 FEET SOUTH OF LONE MOUNTAIN ROAD; AND A VACATION OF 1,441 SQUARE FEET OF PUBLIC SANITARY SEWER EASEMENT LOCATED APPROXIMATELY 311 FEET WEST OF KENNY WAY AND 302 FEET SOUTH OF LONE MOUNTAIN ROAD. (SET PUBLIC HEARING FOR JUNE 2, 2004) (ASSOCIATED ITEM NO. 17, AMP-19-04)**

ACTION: PUBLIC HEARING SET FOR JUNE 2, 2004

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

19. **AMP-26-04 (WESTWIND), AN APPLICATION SUBMITTED BY SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE RACEL STREET BETWEEN DECATUR BOULEVARD AND SAN MATEO STREET, TO REDUCE GRAND TETON DRIVE FROM A 100 FOOT RIGHT-OF-WAY TO A 96 FOOT RIGHT-OF-WAY BETWEEN DECATUR BOULEVARD AND SAN MATEO STREET. (SET PUBLIC HEARING FOR MAY 19, 2004)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

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

20. **AMP-28-04 (HAMMER & PECOS), AN APPLICATION SUBMITTED BY NORTH PECOS REAL ESTATE PARTNERS, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LIGHT INDUSTRIAL TO M-LDR MEDIUM-LOW DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PECOS ROAD AND HAMMER LANE. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 34, ORDINANCE NO. 1969, ZN-29-04)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

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

21. **AMP-29-04 (CENTENNIAL & COMMERCE), AN APPLICATION SUBMITTED BY R & S INVESTMENTS ON BEHALF OF CENTURY TWO, LLC, AND CENTURY LAS VEGAS, LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR, MEDIUM DENSITY RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF COMMERCE STREET AND CENTENNIAL PARKWAY. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 35, ORDINANCE NO. 1970, ZN-30-04)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

22. **APPEAL, SUBMITTED BY ROBERT J. GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE PLANNING COMMISSION'S DECISION TO DENY VN-06-04; AN APPLICATION SUBMITTED BY JV PROPERTIES, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF PREMISE SIGN (BILLBOARD) TO BE LESS THAN 300 FEET FROM A RESIDENTIAL ZONE BOUNDARY WHERE 300 FEET IS REQUIRED AND TO ALLOW AN OFF PREMISE SIGN (BILLBOARD) TO BE MORE THAN 300 FEET FROM I-15 RIGHT-OF-WAY FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CLARK COUNTY ROAD 215 AND MILITARY ROAD. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 23, UN-59-03)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

- 23. UN-59-03 (JV PROPERTIES LLC); AN APPLICATION SUBMITTED BY JV PROPERTIES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF-PREMISE SIGN (BILLBOARD) ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CLARK COUNTY ROAD 215 AND MILITARY ROAD. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 22, VN-06-04)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

- 24. APPEAL, SUBMITTED BY ROBERT J. GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW, ON BEHALF OF THE APPLICANT, OF THE PLANNING COMMISSION'S DECISION TO DENY VN-07-04; AN APPLICATION SUBMITTED BY FLF 98, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF PREMISE SIGN (BILLBOARD) TO BE LESS THAN 300 FEET FROM A RESIDENTIAL ZONE BOUNDARY WHERE 300 FEET IS REQUIRED AND TO ALLOW AN OFF PREMISE SIGN (BILLBOARD) TO BE MORE THAN 300 FEET FROM I-15 RIGHT-OF-WAY FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND RANGE ROAD. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 25, UN-60-03)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

25. **UN-60-03 (FLF 98 LLC); AN APPLICATION SUBMITTED BY FLF 98 LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF PREMISE SIGN (BILLBOARD) FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND RANGE ROAD. (SET PUBLIC HEARING FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 24, VN-07-04)**

ACTION: PUBLIC HEARING SET FOR MAY 19, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

26. **VAC-12-04 (ALIANTE PARCELS 30-31B), AN APPLICATION SUBMITTED BY PARDEE HOMES ON BEHALF OF NORTH VALLEY ENTERPRISES, LLC, PROPERTY OWNER, TO VACATE APPROXIMATELY 2,325 SQUARE FEET OF TWO SPANDRELS TO PARCEL 30 ON THE WESTERLY SIDE OF CLAYTON STREET COMMENCING APPROXIMATELY 630 FEET NORTH OF DEER SPRINGS WAY AND APPROXIMATELY 2,350 SQUARE FEET OF A SPANDREL TO PARCEL 31B ON THE WESTERLY SIDE OF CLAYTON STREET COMMENCING APPROXIMATELY 1,830 FEET NORTH OF DEER SPRINGS WAY. (SET PUBLIC HEARING FOR JUNE 2, 2004)**

ACTION: PUBLIC HEARING SET FOR JUNE 2, 2004

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

11. **APPROVAL OF CONDEMNATION OF REAL PROPERTY NEEDED FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT, CRAIG ROAD TO THE BELTWAY, AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION (20, 409 SQ. FT. AND 30,136 SQ. FT. EASEMENT) OF THE PROPERTY NEEDED FOR THIS PROJECT, AND FOR THE TEMPORARY CONSTRUCTION EASEMENT, OWNED BY WIESNER FAMILY TRUST, APN'S 124-36-401-002, 124-36-402-001.**

Real Property Services Manager Randy Cagle stated Public Works recommended Item No. 11 by modified to read as followed:

Approval of condemnation of real property needed for the Upper Las Vegas Wash Channel Project, Craig Road to the Beltway, and authorization to the City Attorney to initiate a formal complaint in Clark County District Court to condemn a portion 20,409 square feet and of the 11.24 acre parcel and all of the 35,780 square foot parcel and 36,136 square foot as a temporary construction easement from the property owned by Wiesner Family Trust, APN's 124-36-401-002 and 124-36-402-001.

Mr. Cagle stated the appraised amount for the parcel were as followed:

\$98,600 for the right-of-way, \$19,920 for the temporary construction easement for a total compensation of \$118,520.

Councilman Eliason left Council Chambers at 7:57 p.m. and returned at 8:00 p.m.

ACTION: APPROVED AS AMENDED

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

**12. APPROVAL OF CONDEMNATION OF REAL PROPERTY NEEDED FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT, CRAIG ROAD TO THE BELTWAY, AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION (4.41 ACRES AND 9,989 SQ. FT. EASEMENT) OF THE PROPERTY NEEDED FOR THIS PROJECT, AND FOR THE TEMPORARY CONSTRUCTION EASEMENT, OWNED BY LEON CHEN, APN 124-36-401-003.**

Real Property Services Manager Randy Cagle stated Public Works recommended Item No. 12 by modified to read as followed:

Approval of condemnation of real property needed for the Upper Las Vegas Wash Channel Project Craig Road to the Beltway and authorization to the City Attorney to initiate a formal complaint in Clark County District Court to condemn a portion, 5,415 square feet of the 4.41 acre parcel and a 8,311 square foot temporary construction easement from the property owned by Leon Chen, APN 124-36-401-003.

Mr. Cagle stated the appraised amounts would be \$4,300 for the right-of-way, \$6,600 for the temporary construction easement, for a total of \$10,900.

ACTION: APPROVED AS AMENDED

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

**13. APPROVAL OF CONDEMNATION OF REAL PROPERTY NEEDED FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT, CRAIG ROAD TO THE BELTWAY, AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION (9.01 ACRES AND 21,507 SQ. FT. EASEMENT) OF THE PROPERTY NEEDED FOR THIS PROJECT, AND FOR THE TEMPORARY CONSTRUCTION EASEMENT, OWNED BY FREHNER ENTERPRISES, LLC, APN 124-35-602-001.**

Real Property Services Manager Randy Cagle stated Public Works recommended Item No. 13 by modified to read as followed:

Approval of condemnation of real property needed for the Upper Las Vegas Wash Channel Project, Craig Road to the Beltway and authorization to the City Attorney to initiate a formal complaint in Clark County District Court to condemn a portion, 32,814 square feet of the 9.01 acre parcel and a 21,507 square feet temporary construction easement from the property owned by Frehner Enterprises, LLC, APN 124-35-602-001.

Mr. Cagle stated the appraised amounts would be \$18,000 for the right-of-way and \$6,480 for the temporary construction easement for a total of \$24,480.

ACTION: APPROVED AS AMENDED

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**

27. **APPROVAL OF PAYMENT OF HOSPITAL BILL FOR AN INJURED EMPLOYEE IN THE AMOUNT OF \$227,764.50, PER NRS 616 AND NAC 616 AS REQUESTED BY NEVADA COMPFIRST, THE CITY'S THIRD PARTY ADMINISTRATOR, AND PURSUANT TO STATE LAW.**

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. **RATIFICATION OF SOUTHERN NEVADA STATE WORKFORCE INVESTMENT BOARD (SNWIB) PRISONER REENTRY APPLICATION AND ACCEPTANCE OF GRANT AWARD IN THE AMOUNT OF \$300,000 AND AUTHORIZATION FOR THE MAYOR TO EXECUTE THE SNWIB CONTRACT AGREEMENT FOR THE DETENTION/CORRECTIONS DEPARTMENT PRISONER REENTRY PROGRAM. (CNLV CONTRACT NO. C-5661)**

ACTION: SUBMISSION OF APPLICATION RATIFIED; GRANT AWARD ACCEPTED

MOTION: Councilman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

29. **AUTHORIZATION FOR THE MAYOR TO SIGN THE CERTIFICATION BY STATE OR LOCAL OFFICIAL OF PUBLIC HOUSING AUTHORITY (PHA) PLANS CONSISTENCY WITH THE CONSOLIDATED PLAN AS A PART OF THE NORTH LAS VEGAS HOUSING AUTHORITY'S SUBMISSION OF THE AGENCY'S FIVE-YEAR AND ANNUAL PHA PLAN TO HOUSING AND URBAN DEVELOPMENT (HUD). (CNLV CONTRACT NO. C-4935)**

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

**30. APPROVAL OF AN AGREEMENT WITH BLACK AND VEATCH CORPORATION IN AN AMOUNT NOT TO EXCEED \$40,000 TO PERFORM A COST ANALYSIS FOR A WATER RECLAMATION FACILITY TO DETERMINE AREAS IN THE CITY WHERE WASTEWATER IS GENERATED, WHERE DEMANDS FOR RECLAIMED WATER ARE LOCATED AND WHAT TYPE OF TECHNOLOGY TO UTILIZE TO TREAT THE WASTEWATER. (CNLV CONTRACT NO. C-5662)**

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 TO AMEND THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND V-POINT, INC. IN AN AMOUNT NOT TO EXCEED \$750,000 (TO BE PAID BY DEVELOPERS) TO ASSIST CITY STAFF IN COMPLETING TASKS REQUIRED FOR DEVELOPMENT OF THE LAND AND ASSOCIATED PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS BY PERFORMING TASKS RELATED TO THE REVIEW AND PROCESSING OF MAPS, CIVIL PLANS, TECHNICAL STUDIES AND OTHER RELATED ITEMS INCLUDED IN THE PROJECT SUBMITTALS, IF REQUESTED BY DEVELOPERS. (CNLV CONTRACT NO. C-5483)**

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 TO ACCEPT QUITCLAIM DEEDS FROM 215 PROPERTIES LLC AND REBECCA J. RAGAIN, ET AL FOR APN 124-19-301-004 AND AUTHORIZATION TO QUITCLAIM SAME TO NORTH VALLEY ENTERPRISES LLC, TO DEDICATE ROME BOULEVARD AND ADJUST THEIR PROPERTY BOUNDARY TO THE NORTH SIDE OF ROME BOULEVARD.**

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 PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN THE AMOUNT OF \$1,657,993 (\$1,168,993 NEVADA DEPARTMENT OF TRANSPORTATION, \$489,000 REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) TO PERFORM INFRASTRUCTURE DESIGN (NINE MONTH PHASE) AND SOFTWARE DEVELOPMENT SERVICES (TWO YEAR PHASE) FOR THE ARTERIAL INCIDENT AND EVENT MANAGEMENT SYSTEM PROJECT, FOR TRAFFIC SAFETY IMPROVEMENTS ALONG CRAIG ROAD, FROM U.S. 95 TO LAS VEGAS BOULEVARD AND ALONG LAS VEGAS BOULEVARD NORTH, FROM LAKE MEAD BOULEVARD TO THE LAS VEGAS MOTOR SPEEDWAY. (CNLV CONTRACT NO. C-5663)**

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

**ORDINANCES**  
**INTRODUCTION ONLY**

34. **ORDINANCE NO. 1969; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 10.63 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-29-04 HAMMER/PECOS), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF PECOS ROAD AND HAMMER LANE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 20, AMP-28-04)**

Ordinance No. 1969 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING;  
AMENDING SECTION 010 OF CHAPTER 16 OF  
TITLE 17 OF THE CITY OF NORTH LAS VEGAS  
MUNICIPAL CODE BY RECLASSIFYING  
APPROXIMATELY 10.63 ACRES THEREIN  
FROM M-2, GENERAL INDUSTRIAL DISTRICT  
TO PUD, PLANNED UNIT DEVELOPMENT  
DISTRICT (ZN-29-04 HAMMER/PECOS), FOR  
PROPERTY GENERALLY LOCATED AT THE  
SOUTHEAST CORNER OF PECOS ROAD AND  
HAMMER LANE AND PROVIDING FOR OTHER  
MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

35. **ORDINANCE NO. 1970; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.5 ACRES THEREIN FROM R-2, TWO-FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-30-04, CENTENNIAL & COMMERCE), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF COMMERCE STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004) (ASSOCIATED ITEM NO. 21, AMP-29-04)**

Ordinance No. 1970 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.5 ACRES THEREIN FROM R-2, TWO-FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-30-04, CENTENNIAL & COMMERCE), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF COMMERCE STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

36. **ORDINANCE NO. 1971; 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 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/C-1, MASTER PLANNED COMMUNITY/NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-31-04, ALIANTE), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1971 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 6 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/C-1, MASTER PLANNED COMMUNITY/NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-31-04, ALIANTE), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

37. **ORDINANCE NO. 1972; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 14 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/C-2, MASTER PLANNED COMMUNITY/GENERAL COMMERCIAL DISTRICT (ZN-32-04, ALIANTE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1972 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 14 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/C-2, MASTER PLANNED COMMUNITY/GENERAL COMMERCIAL DISTRICT (ZN-32-04, ALIANTE), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

38. **ORDINANCE NO. 1977; 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 0.61 ACRES THEREIN FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-34-04, NEVADA LAND), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND SIMMONS STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1977 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 0.61 ACRES THEREIN FROM R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-34-04, NEVADA LAND), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND SIMMONS STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

39. **ORDINANCE NO. 1978; 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 DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH 5<sup>TH</sup> STREET AND CENTENNIAL PARKWAY (ZN-109-03, PT MINING COMPANY LLC) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1978 as introduced by the Acting City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTH 5<sup>TH</sup> STREET AND CENTENNIAL PARKWAY (ZN-109-03, PT MINING COMPANY LLC) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

40. **ORDINANCE NO. 1979; AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS AND A WAIVER PROCEDURE IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1979 as introduced by the Acting City Clerk:

AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS AND A WAIVER PROCEDURE IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

41. **ORDINANCE NO. 1980; AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1980 as introduced by the Acting City Clerk:

AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

42. **ORDINANCE NO. 1981; AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 2 AND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO RAISE THE FEES REQUIRED FOR TAVERN SPECIAL USE PERMIT APPLICATIONS IN TITLE 2; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS AND A WAIVER PROCEDURE IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1981 as introduced by the Acting City Clerk:

AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 2 AND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO RAISE THE FEES REQUIRED FOR TAVERN SPECIAL USE PERMIT APPLICATIONS IN TITLE 2; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS AND A WAIVER PROCEDURE IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

43. **ORDINANCE NO. 1982; AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 2 AND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO RAISE THE FEES REQUIRED FOR TAVERN SPECIAL USE PERMIT APPLICATIONS IN TITLE 2; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1982 as introduced by the Acting City Clerk:

AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND NORTH LAS VEGAS MUNICIPAL CODE TITLE 2 AND NORTH LAS VEGAS MUNICIPAL CODE TITLE 17; TO RAISE THE FEES REQUIRED FOR TAVERN SPECIAL USE PERMIT APPLICATIONS IN TITLE 2; TO ADD CERTAIN PROXIMITY DISTANCE REQUIREMENTS IN TITLE 17; AN AMENDMENT OF THE HEARING PROCEDURE FOR TAVERN SPECIAL USE PERMITS IN TITLE 17.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

44. **ORDINANCE NO. 1983; AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND A PORTION OF TITLE 5 OF THE NORTH LAS VEGAS MUNICIPAL CODE; TO ADD A DEFINITION OF RELIGIOUS INSTITUTION; TO INCLUDE CITY-OWNED PARKS AND CITY CHILD CARE FACILITIES TO NLVMC 5.26.350. (SET FINAL ACTION FOR MAY 19, 2004)**

Ordinance No. 1983 as introduced by the Acting City Clerk:

AN ORDINANCE OF THE NORTH LAS VEGAS CITY COUNCIL TO AMEND A PORTION OF TITLE 5 OF THE NORTH LAS VEGAS MUNICIPAL CODE; TO ADD A DEFINITION OF RELIGIOUS INSTITUTION; TO INCLUDE CITY-OWNED PARKS AND CITY CHILD CARE FACILITIES TO NLVMC 5.26.350.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MAY 19, 2004

**ORDINANCES**  
**FINAL ACTION**

45. **ORDINANCE NO. 1961; AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS RELATING TO ZONING (ZOA-02-04); ADDING SECTIONS 17.24.140 (B)(2)(D) AND 17.24.020(C)(12)(D) TO ALLOW GARAGE CONVERSIONS IN THE R-E, RANCH ESTATES, AND THE R-EL, RANCH ESTATES LIMITED DISTRICTS WITH A CONCURRENT APPLICATION FOR ANOTHER GARAGE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 1961 as introduced by the City Manager:

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS RELATING TO ZONING (ZOA-02-04); ADDING SECTIONS 17.24.140 (B)(2)(D) AND 17.24.020(C)(12)(D) TO ALLOW GARAGE CONVERSIONS IN THE R-E, RANCH ESTATES, AND THE R-EL, RANCH ESTATES LIMITED DISTRICTS WITH A CONCURRENT APPLICATION FOR ANOTHER GARAGE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Acting Planning Manager Marc Jordan stated that under the current ordinance, City residents had the opportunity to convert existing garages into living space by applying for a special use permit. The original ordinance had been prepared for home owners living in mature areas of the City. Ordinance No. 1961 would allow home owners in ranch estates areas to convert their existing garage to living space only if an application was submitted to the City's Building Department for construction of a new garage. The garage could be attached or detached.

ACTION: PASSED AND 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

Item No. 46 heard after Item No. 7.

Item No. 47 heard after Item No. 8.

- 48. ORDINANCE NO. 1964; 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 39.7 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-22-04, BRUCE & HAMMER), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF BRUCE STREET AND HAMMER LANE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1964 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 39.7 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-22-04, BRUCE & HAMMER), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF BRUCE STREET AND HAMMER LANE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Planning Manager Marc Jordan stated the applicant had proposed to develop the property with 188 single family homes.

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

49. **ORDINANCE NO. 1965; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 20 ACRES THEREIN FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-23-04, CENTENNIAL APARTMENTS), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1965 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 20 ACRES THEREIN FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-23-04, CENTENNIAL APARTMENTS), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Planning Manager Marc Jordan stated the comprehensive plan showed land for the projected development as high density residential which supported up to 18 units per acre. The applicant had proposed multi-family on the site in 2001. The developer would like to develop the site under the R-3 requirement rather than the Planned Unit Development requirements.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

50. **ORDINANCE NO. 1966; 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 11 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-101-03, LAMB AND TROPICAL), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1966 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 11 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-101-03, LAMB AND TROPICAL), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

### **COUNCIL ITEMS**

Councilman Buck requested City Attorney Sean McGowan prepare language defining the term "tavern" to ensure consistency of building requirements for all applicants.

Councilman Buck thanked Staff for their assistance and congratulated them on their success for the Taste and Tunes event.

Councilwoman Smith provided a recap of the accomplishments made at Nevada League of Cities' retreat:

1. Mission and Vision Statements were rewritten to better define the City's goals and objectives.
2. Discussions were held regarding the expansion of the League's parameters to include services to larger communities.
3. A draft of a five year plan was written to include hosting a Nevada Legislator Day.
4. Discussions were held regarding training and mentoring for newly elected officials.
5. Recommendations were made to change the by-laws to include City Managers.
6. Partnering with Logman to become an umbrella organization.

7. Increasing marketing and outreach through reformatting the newsletter and updating the website to include a master calendar for the State.
8. Increase Staff's participation.

Councilwoman Smith requested an update regarding the lack of north/south access, traffic signaling and improvements along Simmons Street, Allen Lane and Valley Drive. City Manager Rose responded he would prepare an update for Council's review.

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

City Manager Gregory Rose stated a Strategic Planning Analyst was hired to better quantify the City's performance to the City Council and Administrative Services Director Eric Dabney introduced Michelle Bailey, Strategic Planning Analyst.

### **PUBLIC FORUM**

**Tony Monda, 1927 Topsail Court, Las Vegas,** stated he had been an entertainer at Broadacres Swap Meet since 1988 and was known as the organ grinder with the monkeys. Animal Control advised him according to current law, he could no longer entertain at the Swap Meet. Mr. Monda requested that he continue performing and Mayor Montandon conveyed his support, but advised Mr. Monda action could not be taken at this time. Council requested the City Manager to investigate this matter further, meet with Mr. Monda and provide Council with his findings.

### **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 8:26 P.M.

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

**APPROVED: July 7, 2004**

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

Attest:

/s/ Karen L. Storms  
Karen L. Storms, CMC, Acting City Clerk