

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

October 5, 2005

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

**CITY COUNCIL MEETING**

**CALL TO ORDER**

6:02 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**WELCOME**

Mayor Michael L. Montandon

**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 Gregory Rose	Planning and Development Deputy Director
City Attorney Sean McGowan	Kenny Young
City Clerk Karen Storms	Police Chief Mark Paresi
Finance Director Phil Stoeckinger	Public Works Associate Director Qiong Liu
Fire Chief Al Gillespie	Strategic Planning Director Eric Dabney
Parks & Recreation Director Mike Henley	Utilities Director David Bereskin
	Assistant City Clerk Anita Sheldon

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

**INVOCATION**

Pastor Godwin Azeke  
Echoes of Faith

**PLEDGE OF ALLEGIANCE**

William E. Robinson  
Mayor Pro Tempore

**PUBLIC FORUM**

There was no public participation.

**AGENDA**

**1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF OCTOBER 5, 2005.**

ACTION: APPROVED, AS AMENDED; ITEM NO. 8 TABLED TO NOVEMBER 2, 2005

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

**CONSENT AGENDA**

**Renee Albert, 4111 Pistachio Nut Avenue, North Las Vegas,** stated she was in favor of the vacation described in Item No. 15 (VAC-23-05, Craig Road Condos).

**7. APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF AUGUST 3, 2005.**

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**8. APPROVAL OF PRIVILEGED LICENSE (TABLED SEPTEMBER 7, 2005)**

<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>ACTIVITY</u>
<b><u>NEW LIQUOR</u></b>		
1. Red and Blue Food LLC Junaid K Sheikh, Member/Manager Krishan K Pandya, Member/Manager	LIQUOR	Beer & Wine On Sale Within Restaurant
<b><u>DBA:</u></b> Sizzler Restaurant (Steak Seafood Salad) 965 W Craig Rd North Las Vegas, Nevada <u>Police Investigations Completed</u> <u>Pending Final Building &amp; Fire Inspection Approvals</u>		

ACTION:      TABLED TO NOVEMBER 2, 2005

MOTION:      Councilman Eliason

SECOND:      Councilman Buck

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

NAYS:      None

ABSTAIN:      None

**9. ACCEPTANCE OF A CASH PAYMENT IN LIEU OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH CELEBRATE PROPERTIES, LLC, FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS AT LONE MOUNTAIN ROAD AND SIMMONS STREET IN THE AMOUNT OF \$4,919 OR 1.0% OF THE TOTAL COST FOR THE PROVANCE WEST RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF RED COACH AVENUE AND SIMMONS STREET.**

ACTION:      PAYMENT ACCEPTED

MOTION:      Councilman Eliason

SECOND:      Councilman Buck

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

NAYS:      None

ABSTAIN:      None

10. ACCEPTANCE OF A CASH PAYMENT IN LIEU OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH R & S INVESTMENT GROUP FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS LOCATED AT WASHBURN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF \$11,387 OR 2.5% OF THE TOTAL COST; WASHBURN ROAD AND COMMERCE STREET IN THE AMOUNT OF \$5,844 OR 1.1% OF THE TOTAL COST; AND ANN ROAD AND NORTH 5<sup>TH</sup> STREET IN THE AMOUNT OF \$4,555 OR 1.0% OF THE TOTAL COST FOR THE ALEXANDER II (WASHBURN/GOLDFIELD) RESIDENTIAL SUBDIVISION GENERALLY LOCATED SOUTHWEST OF THE WASHBURN ROAD/GOLDFIELD STREET INTERSECTION.

ACTION: PAYMENT ACCEPTED

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

11. APPROVAL OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH PARDEE HOMES OF NEVADA, TO PROVIDE FOR A PORTION OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS, LOCATED AT LONE MOUNTAIN ROAD AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF \$12,050 OR 2.1% OF THE TOTAL COST; ANN ROAD AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF \$42,798 OR 8.7% OF THE TOTAL COST; CENTENNIAL PARKWAY AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF \$30,500 OR 6.2% OF THE TOTAL COST; ANN ROAD AND TROPICAL PARKWAY IN THE APPROXIMATE AMOUNT OF \$6,197 OR 1.0% OF THE TOTAL COST; AND ANN ROAD AND BRUCE STREET IN THE APPROXIMATE AMOUNT OF \$34,083 OR 5.5% OF THE TOTAL COST FOR THE ANN/LOSEE RESIDENTIAL DEVELOPMENT LOCATED WEST OF LOSEE ROAD BETWEEN EL CAMPO GRANDE AVENUE AND WASHBURN ROAD.

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

12. **AMP-37-05 (NORTHVIEW); AN APPLICATION SUBMITTED BY PJ & CB, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO REMOVE DEER SPRINGS WAY BETWEEN LOSEE ROAD AND LAWRENCE STREET AND TO REMOVE A PORTION OF LAWRENCE STREET BETWEEN DEER SPRINGS WAY AND DORRELL LANE. (ASSOCIATED ITEM NO. 16, VAC-26-05 AND NO. 35, ORDINANCE NO. 2192) (SET PUBLIC HEARING FOR OCTOBER 19, 2005)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 19, 2005

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

13. **AMP-38-05 (CENTENNIAL CROSSING II); AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LA GRANGE, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MEDIUM-LOW DENSITY RESIDENTIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL, ON PROPERTY LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 360 FEET NORTH OF CENTENNIAL PARKWAY. (ASSOCIATED ITEM NO. 36, ORDINANCE NO. 2193) (SET PUBLIC HEARING FOR OCTOBER 19, 2005)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 19, 2005

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

14. **AMP-41-05 (215 & RANGE); AN APPLICATION SUBMITTED BY PAUL S. STREET, ON BEHALF OF JACK & BEVCO AND THE BEVERLY H. WHITING FAMILY LIVING TRUST, LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE**

**CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO INDUSTRIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NELLIS BOULEVARD AND AZURE AVENUE. (ASSOCIATED ITEM NO. 31, ORDINANCE NO. 2188) (SET PUBLIC HEARING FOR OCTOBER 19, 2005)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 19, 2005

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**15. VAC-23-05 (CRAIG ROAD CONDOS); AN APPLICATION SUBMITTED BY CRAIG ROAD, LLC, PROPERTY OWNER, TO VACATE A PORTION OF VANDENBERG DRIVE FROM CRAIG ROAD AND PROCEEDING SOUTH APPROXIMATELY 572 LINEAL FEET. (SET PUBLIC HEARING FOR NOVEMBER 2, 2005)**

ACTION: PUBLIC HEARING SET FOR NOVEMBER 2, 2005

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**16. VAC-26-05 (NORTHVIEW); AN APPLICATION SUBMITTED BY PJ & CB, LLC, PROPERTY OWNER, TO VACATE DEER SPRINGS WAY BETWEEN LOSEE ROAD AND LAWRENCE STREET AND TO VACATE A PORTION OF LAWRENCE STREET BETWEEN DEER SPRINGS WAY AND DORRELL LANE. (ASSOCIATED ITEM NO. 12, AMP-37-05 AND NO. 35, ORDINANCE NO. 2192) (SET PUBLIC HEARING FOR NOVEMBER 2, 2005)**

ACTION: PUBLIC HEARING SET FOR NOVEMBER 2, 2005

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**BUSINESS**

17. **ACCEPTANCE OF AN FY 2005 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$194,236 FROM THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, FOR THE ACQUISITION OF COMPUTERS, SOFTWARE AND RELATED EQUIPMENT TO SUPPORT GENERAL LAW ENFORCEMENT OPERATIONS IN THE POLICE DEPARTMENT.**

ACTION: GRANT ACCEPTED

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

18. **APPROVAL OF INTERFUND TRANSFERS IN THE TOTAL AMOUNT OF \$17 MILLION FROM THE GENERAL FUND FOR THE PURPOSE OF ACCUMULATING RESOURCES IN MUNICIPAL FACILITY (\$11 MILLION), REDEVELOPMENT (\$4 MILLION), AND VEHICLE REPLACEMENT (\$2 MILLION) FUNDS.**

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

19. **APPROVAL OF AMENDMENT NO. 1 TO THE COOPERATIVE STEWARDSHIP AGREEMENT WITH THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, FOR THE MARTIN LUTHER KING BOULEVARD IMPROVEMENT PROJECT, PHASE II (CHEYENNE AVENUE TO CRAIG ROAD), TO EXTEND THE TERMINATION DATE FROM SEPTEMBER 30, 2005 TO DECEMBER 31, 2006, TO INCLUDE THE WARRANTY/MAINTENANCE PERIOD FOR THE LANDSCAPING ELEMENTS OF THE PROJECT. (CNLV CONTRACT NO. C-6015)**

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

**20. APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH VTN NEVADA FOR THE UPPER LAS VEGAS WASH CHANNEL PROJECT IN AN AMOUNT NOT TO EXCEED \$90,000, TO BE FUNDED BY THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT, FOR ADDITIONAL DESIGN AND CONSTRUCTION MANAGEMENT SUPPORT SERVICES. (CNLV CONTRACT NO. C-4954)**

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

**21. APPROVAL OF THE FINAL ACCEPTANCE OF THE COLEMAN STREET PEDESTRIAN BRIDGE AND TRAIL PROJECT, BID NO. 1186, LOCATED AT THE WESTERN TRIBUTARY OF THE LAS VEGAS WASH, NEAR THE INTERSECTION OF COLEMAN STREET AND HAMMER LANE, FOR MAINTENANCE AND AUTHORIZATION FOR FILING THE NOTICE OF COMPLETION. (CNLV CONTRACT NO. C-5951)**

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

22. **APPROVAL OF MEDICWEST AMBULANCE, INC., FORMERLY KNOWN AS SOUTHWEST AMBULANCE - LAS VEGAS, INC., DBA SOUTHWEST AMBULANCE, FRANCHISE EXTENSION AGREEMENT TO PROVIDE EMERGENCY AND NON-EMERGENCY AMBULANCE SERVICE, TO EXPIRE APRIL 4, 2006, TO ALLOW SUFFICIENT TIME TO CONSIDER ASPECTS OF THE PROPOSED RENEWAL. (CNLV CONTRACT NO. C-6137)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

23. **APPROVAL OF MERCY, INC., DBA AMERICAN MEDICAL RESPONSE, NON-EMERGENCY AMBULANCE FRANCHISE EXTENSION AGREEMENT, TO PROVIDE NON-EMERGENCY AMBULANCE SERVICE, TO EXPIRE APRIL 4, 2006, TO ALLOW SUFFICIENT TIME TO CONSIDER ASPECTS OF THE PROPOSED RENEWAL. (CNLV CONTRACT NO. 6138)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

24. **APPROVAL OF MEDICWEST AMBULANCE, INC., FORMERLY KNOWN AS SOUTHWEST AMBULANCE - LAS VEGAS, INC., DBA SOUTHWEST AMBULANCE, LEASE OF VEHICLES AND EQUIPMENT EXTENSION AGREEMENT, TO EXPIRE APRIL 4, 2006, TO ALLOW SUFFICIENT TIME TO CONSIDER ASPECTS OF THE PROPOSED RENEWAL. (CNLV CONTRACT NO. 6139)**

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

**25. APPROVAL OF MERCY, INC., DBA AMERICAN MEDICAL RESPONSE, LEASE OF VEHICLES AND EQUIPMENT EXTENSION AGREEMENT, TO EXPIRE APRIL 4, 2006, TO ALLOW SUFFICIENT TIME TO CONSIDER ASPECTS OF THE PROPOSED RENEWAL. (CNLV CONTRACT NO. C-6140)**

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

**26. APPROVAL TO PURCHASE A SUNFIRE V490 SERVER AND ONE YEAR OF SERVICE AND SUPPORT FOR THE PERIOD NOVEMBER 1, 2005 THROUGH OCTOBER 31, 2006, IN THE AMOUNT OF \$97,932 FROM INTEGRITY NETWORKING SYSTEMS. (CNLV CONTRACT NO. C-5773)**

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

**27. ADOPTION OF BUSINESS IMPACT STATEMENT REGARDING ORDINANCE NO. 2164 WHICH AMENDS ORDINANCE NO. 2008, CHAPTER 2.36 OF TITLE**

**2 OF THE NORTH LAS VEGAS MUNICIPAL CODE TO PROVIDE FOR INCREASES IN ADMINISTRATIVE FEES AND OTHER ADMINISTRATIVE ACTIONS FOR THE DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.**

ACTION: BUSINESS IMPACT STATEMENT ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

**ORDINANCES  
INTRODUCTION ONLY**

28. **ORDINANCE NO. 2164; AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS AMENDING ORDINANCE NO. 2008 BEING SECTIONS 2.36.050 AND 2.36.060 OF CHAPTER 2.36 ENTITLED "ADMINISTRATIVE FEES" AND AMENDING ORDINANCE NO. 1820 BEING SECTION 2.38.020 OF CHAPTER 2.38, ENTITLED "PLANNING AND ZONING FEES," OF TITLE 2 OF THE NORTH LAS VEGAS MUNICIPAL CODE, TO CORRECT AND CLARIFY THE CHAPTER, ADD NEW FEES; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2164 as introduced by the City Clerk:

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS AMENDING ORDINANCE NO. 2008 BEING SECTIONS 2.36.050 AND 2.36.060 OF CHAPTER 2.36 ENTITLED "ADMINISTRATIVE FEES" AND AMENDING ORDINANCE NO. 1820 BEING SECTION 2.38.020 OF CHAPTER 2.38, ENTITLED "PLANNING AND ZONING FEES," OF TITLE 2 OF THE NORTH LAS VEGAS MUNICIPAL CODE, TO CORRECT AND CLARIFY THE CHAPTER, ADD NEW FEES; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

29. **ORDINANCE NO. 2186; 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 19.81± ACRES FROM R-E RANCH ESTATES AND R-3 MULTI-FAMILY RESIDENTIAL TO PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-44-05, TWILIGHT @ NORTH RANCH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DORRELL LANE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2186 as introduced by the City Clerk:

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 19.81± ACRES FROM R-E RANCH ESTATES AND R-3 MULTI-FAMILY RESIDENTIAL TO PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-44-05, TWILIGHT @ NORTH RANCH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DORRELL LANE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

30. **ORDINANCE NO. 2187; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 2043 WHICH RECLASSIFIED RUNVEE HOBART (ZN-06-04) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, SPECIFICALLY AMENDING CONDITION #37 TO ALLOW 1,553 DWELLING UNITS, AND BY AMENDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2187 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 2043 WHICH RECLASSIFIED RUNVEE HOBART (ZN-06-04) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT,

SPECIFICALLY AMENDING CONDITION #37 TO ALLOW 1,553 DWELLING UNITS, AND BY AMENDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

31. **ORDINANCE NO. 2188; 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 6.02± ACRES THEREIN FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT (ZN-66-05, 215 & RANGE), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NELLIS BOULEVARD AND AZURE AVENUE. (ASSOCIATED ITEM NO. 14, AMP-41-05) (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2188 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 6.02± ACRES THEREIN FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT (ZN-66-05, 215 & RANGE), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NELLIS BOULEVARD AND AZURE AVENUE.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

32. **ORDINANCE NO. 2189; 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 21.18± ACRES THEREIN FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT (ZN-63-05, TWENTY ACRES TROPICAL & LINN), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND LINN LANE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2189 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 21.18± ACRES THEREIN FROM AN O-L OPEN LAND DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT (ZN-63-05, TWENTY ACRES TROPICAL & LINN), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAMPO GRANDE AVENUE AND LINN LANE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

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

2. **AN APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW, REPRESENTING THE APPLICANT, OF THE PLANNING COMMISSION'S DECISION TO DENY ZN-43-05 (NORTH RANCH); AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 122 DUPLEX UNITS AND 312 TRIPLEX UNITS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. (ASSOCIATED ITEM NO. 3, APPEAL, T-1183) (CONTINUED SEPTEMBER 7 AND 21, 2005)**

Mayor Montandon opened the Public Hearing:

Planning and Development Manager Marc Jordan explained when the item was brought before the Planning Commission, an amendment to the Comprehensive Plan had just been denied which was the reason the item was denied. Since that time the amendment to the Comprehensive Plan was approved which caused the item to be consistent with the Comprehensive Plan designation. As a result, Staff now recommended approval. Included in the application was the applicant's request for several deviations from the code, specifically a 14-foot separation where 20 feet was required for the triplexes and a 20-foot balcony where 40 square feet was required. In addition, the applicant requested 1,000 square feet of living area where 1,200 square feet was required in 33% of the duplexes. The applicant also requested installation of vinyl fencing for the interior the development only; the exterior would still be the standard decorative wall. Also requested were two different elevations with three paint schemes for the duplexes where three models and three elevations were required. The applicant requested a portion of the perimeter landscaping along North 5<sup>th</sup> Street (the main entrance to North 5<sup>th</sup> Street) not be required.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, spoke on behalf of the applicant and stated the proposed project consisted of the following three products within one community:

- 1) duplexes;
- 2) triplexes, known as High Noon;
- 3) triplexes, known as First Light.

Ms. Lazovich explained the duplexes were considered single-family and the triplexes were considered multi-family units. She requested consideration of several waivers.

In response to a question by Mayor Montandon, City Attorney Sean McGowan stated it would be appropriate to vote on the zoning prior to presenting the waivers.

Mayor Montandon closed the Public Hearing.

**ACTION: ALLOW DEVELOPMENT ACCORDING TO CURRENT DESIGN GUIDELINES**

**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**

The first waiver to be discussed was the request for a 14-foot separation for the triplexes where 20 feet were required. Councilwoman Smith felt the 20-foot separation requirement should remain as the standard.

Ms. Lazovich advised the applicant would provide 8.16 feet of open space which exceeded the open space code requirement.

**ACTION: MINIMUM BUILDING SEPARATION OF 14 FEET FOR THE TRIPLEXES APPROVED**

**MOTION: Mayor Pro Tempore Robinson**

**SECOND: Councilman Eliason**

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

**NAYS: Councilwoman Smith**

**ABSTAIN: None**

The second waiver request was for a balcony area reduction to a minimum of 20 square feet where 40 feet were required. Ms. Lazovich requested this waiver request be withdrawn and Condition No. 41(c) be deleted.

ACTION:      CONDITION 41(c) DELETED.

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

The third waiver presented for discussion was that the allowable living area be reduced to 1,000 square feet for 33% of the duplex units where 1,200 was the minimum allowed.

Councilwoman Smith supported this waiver request and stated the requirement of 1,200 square feet of living space should be revisited and possibly amended.

Councilman Eliason left Chambers at 6:28 P.M.

ACTION:      NO MORE THAN 33% OF THE HOMES MAY BE REDUCED TO 1,000  
                  SQUARE FEET OF LIVING AREA IN THE DUPLEX PORTION.

MOTION:      Mayor Pro Tempore Robinson

SECOND:      Councilwoman Smith

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

NAYS:         None

ABSTAIN:     None

Councilman Eliason returned to Chambers at 6:31 P.M.

The fourth waiver request addressed the installation of vinyl fencing along the interior of the project adjacent to open space.

ACTION:      VINYL FENCING ON THE INTERIOR OF THE PROJECT ADJACENT TO  
                  OPEN SPACE; NO VINYL FENCING ALLOWED ALONG THE PERIMETER  
                  OF THE PROJECT.

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

The fifth waiver requested was for two elevations with three different paint schemes where three models with three elevations were required.

Ms. Lazovich explained this waiver only applied to the duplexes to prevent two buildings side-by-side having the same exterior color.

ACTION: AT MINIMUM, TWO DIFFERENT ELEVATIONS WITH THREE DIFFERENT PAINT SCHEMES MUST BE PROVIDED FOR THE DUPLEX PORTION.

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

The sixth and final waiver request was the condition requiring perimeter landscaping north of the entry to North 5<sup>th</sup> Street adjacent to the Beltway be deleted.

Councilman Smith asked that a requirement for trees to be planted inside the perimeter block wall adjacent to the Beltway off-ramp be included in the condition.

ACTION: PERIMETER LANDSCAPING IS NOT REQUIRED NORTH OF THE ENTRY WAY ON NORTH 5<sup>TH</sup> STREET ADJACENT TO THE BELTWAY OFF-RAMP. FURTHERMORE, THE DEVELOPER IS REQUIRED TO PLANT 36" BOX TREES, 20 FEET APART ON CENTER, INSIDE THE PERIMETER BLOCK WALL ADJACENT TO THE BELTWAY OFF-RAMP.

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

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION OVERTURNED; ZN-43-05 APPROVED, AS AMENDED; STAFF TO PREPARE AN ORDINANCE FOR PERMANENT ZONING WITH THE FOLLOWING ADDITIONAL CONDITIONS:

ITEM 43(F) AMENDED TO READ "TWO 15-FOOT SHADE STRUCTURES WITH SWIMMING POOL(S) TOTALING A MINIMUM OF 2,250 SQUARE FEET AND BAR-BE-CUES AREA".

MINIMUM BUILDING SEPARATION OF 14 FEET FOR THE TRIPLEXES.

CONDITION 41(c) DELETED.

NO MORE THAN 33% OF THE HOMES MAY BE REDUCED TO 1,000 SQUARE FEET OF LIVING AREA IN THE DUPLEX PORTION.

VINYL FENCING ON THE INTERIOR OF THE PROJECT ADJACENT TO OPEN SPACE; NO VINYL FENCING ALLOWED ALONG THE PERIMETER OF THE PROJECT.

AT MINIMUM, TWO DIFFERENT ELEVATIONS WITH THREE DIFFERENT PAINT SCHEMES MUST BE PROVIDED FOR THE DUPLEX PORTION.

PERIMETER LANDSCAPING IS NOT REQUIRED NORTH OF THE ENTRY WAY ON NORTH 5<sup>TH</sup> STREET ADJACENT TO THE BELTWAY OFF-RAMP. FURTHERMORE, THE DEVELOPER IS REQUIRED TO PLANT 36" BOX TREES, 20 FEET APART ON CENTER, INSIDE THE PERIMETER BLOCK WALL ADJACENT TO THE BELTWAY OFF-RAMP.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

3. **AN APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW, REPRESENTING THE APPLICANT, OF THE PLANNING COMMISSION'S DECISION TO DENY T-1183 (NORTH RANCH); AN**

**APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 434 UNITS (122 DUPLEXES AND 312 TRIPLEXES) ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. (ASSOCIATED ITEM NO. 2, APPEAL, ZN-43-05) (CONTINUED SEPTEMBER 7 AND 21, 2005)**

Mayor Montandon opened the Public Hearing.

Planning and Development Manager Marc Jordan advised, in light of the previous item, Staff recommended approval of the tentative map subject to the following conditions, deleting Condition No. 7:

1. That this application shall be null and void if ZN-43-05 is not approved by the City Council.
2. That the tentative map shall comply with the conditions for approval of ZN-43-05.
3. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
4. Phase II - A minimum of two means of Fire Department access are required for groups of 25 or more residential units.
5. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
6. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
7. Five (5) copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Department of Public Works and the Department of Planning and Development prior to submittal of the final map and civil improvement plans.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** represented the applicant and concurred with Staff's recommendation.

Mayor Montandon closed the Public Hearing.

**ACTION: PLANNING COMMISSION DECISION OVERTURNED; T-1183 APPROVED, AS AMENDED; DELETE CONDITION 7**

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

4. **AMP-34-05 (STORAGE WEST - DORRELL); AN APPLICATION SUBMITTED BY LAACO, LTD., ON BEHALF OF THE FEHRMAN FAMILY TRUST, ET AL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. (ASSOCIATED ITEM NO. 40, ORDINANCE NO. 2179) (CONTINUED SEPTEMBER 21, 2005)**

Mayor Montandon opened the Public Hearing.

Planning and Development Manager Marc Jordan stated Staff recommended approval.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas,** represented the applicant and requested approval.

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 and Buck  
NAYS: None  
ABSTAIN: None

40. **ORDINANCE NO. 2179; 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 4.20 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-54-05, STORAGE WEST - DORRELL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET. (ASSOCIATED ITEM NO. 4, AMP-34-05) (CONTINUED SEPTEMBER 21, 2005)**

Ordinance No. 2179 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 4.20 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-54-05, STORAGE WEST - DORRELL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF DORRELL LANE AND COMMERCE STREET.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

5. **AMP-35-05 (ALLIANCE RESIDENTIAL); AN APPLICATION SUBMITTED BY ALLIANCE RESIDENTIAL COMPANY 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 LOCATED AT THE NORTHEAST CORNER OF NORTH 5<sup>TH</sup> STREET AND AZURE AVENUE. (ASSOCIATED ITEM NO. 39, ORDINANCE NO. 2177) (CONTINUED SEPTEMBER 21, 2005)**

Mayor Montandon opened the Public Hearing.

Planning and Development Manager Marc Jordan advised this item was approved by the Planning Commission and Staff recommended approval.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas,** represented the applicant and advised there were some constraints on the property in question with respect to future development in the area. He felt it would be difficult to attract any type of anchor tenants or larger commercial tenants and a multi-family development would conform more to the transit-oriented design system proposed for North 5<sup>th</sup> Street. Mr. Gronauer requested approval of the item.

City Attorney Sean McGowan commented the light rail concept was only one of several uses being considered for the area.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: Councilman Eliason

ABSTAIN: None

**39. ORDINANCE NO. 2177; 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 12.53± ACRES THEREIN FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT, AND A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-56-05, ALLIANCE RESIDENTIAL), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH 5<sup>TH</sup> STREET AND AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, AMP-35-05) (CONTINUED SEPTEMBER 21, 2005)**

Ordinance No. 2177 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 12.53± ACRES THEREIN FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT, AND A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-56-05, ALLIANCE RESIDENTIAL), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH 5<sup>TH</sup> STREET AND AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: Councilman Eliason

ABSTAIN: None

6. **VAC-24-05 (CRAIG COMMERCE PLAZA); AN APPLICATION SUBMITTED BY ACE ENGINEERING TO VACATE A PORTION OF COMMERCE STREET COMMENCING APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF CRAIG ROAD AND PROCEEDING SOUTH APPROXIMATELY 185 FEET, REMOVING A BUS TURN-OUT LANE.**

Mayor Montandon opened the Public Hearing.

Associate Director of Public Works Qiong Liu advised there was an existing bus turnout approximately 100 feet south of the location. This request was to vacate the previously-dedicated right-of-way.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. THE VACATION MUST RECORD CONCURRENTLY WITH THE NEW DEDICATION. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN ONE YEAR FROM THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID.

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

**ORDINANCES**  
**INTRODUCTION ONLY (CONT'D)**

33. **ORDINANCE NO. 2190; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 18.15 ACRES FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 323 RESIDENTIAL UNITS AND 74,000 SQUARE FEET OF COMMERCIAL, RETAIL AND SUPPORT SERVICES (ZN-65-05, FIFTH STREET VILLAGE), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND CENTENNIAL PARKWAY; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2190 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 18.15 ACRES FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 323 RESIDENTIAL UNITS AND 74,000 SQUARE FEET OF COMMERCIAL, RETAIL AND SUPPORT SERVICES (ZN-65-05, FIFTH STREET VILLAGE), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND CENTENNIAL PARKWAY; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

34. **ORDINANCE NO. 2191; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 7.52± ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-55-05, VILLA SERENO) CONSISTING OF 90 MULTI-FAMILY DWELLING UNITS, FOR PROPERTY GENERALLY LOCATED WEST OF NORTH 5<sup>TH</sup> STREET APPROXIMATELY 350 FEET NORTH OF AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2191 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 7.52± ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-55-05, VILLA SERENO) CONSISTING OF 90 MULTI-FAMILY DWELLING UNITS, FOR PROPERTY GENERALLY LOCATED WEST OF NORTH 5<sup>TH</sup> STREET APPROXIMATELY 350 FEET NORTH OF AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

35. **ORDINANCE NO. 2192; 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 120± ACRES FROM AN R-E RANCH ESTATES DISTRICT, A C-2 GENERAL COMMERCIAL DISTRICT, AND A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 2.8 MILLION SQUARE FEET OF CONDOMINIUM UNITS, INCLUDING TWO (2) FORTY-STORY TOWERS, 1.6 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 712,000 SQUARE FEET OF RETAIL/OFFICE SPACE (ZN-57-05, NORTHVIEW) LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 12, AMP-37-05 AND NO. 16, VAC-26-05) (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2192 as introduced by the City Clerk:

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 120± ACRES FROM AN R-E RANCH ESTATES DISTRICT, A C-2 GENERAL COMMERCIAL DISTRICT, AND A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 2.8 MILLION SQUARE FEET OF CONDOMINIUM UNITS, INCLUDING TWO (2) FORTY-STORY TOWERS, 1.6 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 712,000 SQUARE FEET OF RETAIL/OFFICE SPACE (ZN-57-05, NORTHVIEW) LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

36. **ORDINANCE NO. 2193; 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 6.1± ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (ZN-59-05, CENTENNIAL CROSSINGS II), FOR PROPERTY GENERALLY LOCATED WEST OF COMMERCE STREET**

**AND APPROXIMATELY 360 FEET NORTH OF CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 13, AMP-38-05) (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2193 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 6.1± ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (ZN-59-05, CENTENNIAL CROSSINGS II), FOR PROPERTY GENERALLY LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 360 FEET NORTH OF CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

37. **ORDINANCE NO. 2194; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 2174 WHICH RECLASSIFIED APPROXIMATELY 160± ACRES THEREIN FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-47-05, PROJECT NLV), BY MODIFYING CONDITION 39 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND NORTH 5<sup>TH</sup> STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR OCTOBER 19, 2005)**

Ordinance No. 2194 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NUMBER 2174 WHICH RECLASSIFIED APPROXIMATELY 160± ACRES THEREIN FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-47-05, PROJECT NLV), BY MODIFYING CONDITION 39 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CRAIG ROAD AND NORTH 5<sup>TH</sup> STREET; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR OCTOBER 19, 2005

**ORDINANCES**  
**FINAL ACTION**

38. **ORDINANCE NO. 2172; AN ORDINANCE INITIATED BY THE CITY OF NORTH LAS VEGAS RELATING TO TITLE 17 (ZONING) AMENDING SECTIONS 17.20.060(A) AND 17.20.070(A), RELATING TO THE ALLOWED NET RESIDENTIAL DENSITY FOR CERTAIN ZONING DESIGNATIONS (R-2 AND R-3) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED SEPTEMBER 7 AND SEPTEMBER 21, 2005)**

Ordinance No. 2172 as introduced by the City Manager:

AN ORDINANCE INITIATED BY THE CITY OF NORTH LAS VEGAS RELATING TO TITLE 17 (ZONING) AMENDING SECTIONS 17.20.060(A) AND 17.20.070(A), RELATING TO THE ALLOWED NET RESIDENTIAL DENSITY FOR CERTAIN ZONING DESIGNATIONS (R-2 AND R-3) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Planning and Development Manager Marc Jordan explained Staff was directed to bring the zoning ordinance and the Comprehensive Plan into alignment with each other regarding the densities. The amendments would change the allowable density in R-2 from a maximum of 12 units per acre to 10 which would be consistent with medium density. The allowable density in R-3 would be amended from 25 units per acre to 18 which was consistent with the high density Comprehensive Plan designation.

Manager Jordan advised the item had been continued several times due to concerns expressed by the development community regarding the R-3 designation. He suggested if Council desired to move forward with adoption of the ordinance, the R-3 portion could be removed and Staff directed to return at a future date with a resolution amending the Comprehensive Plan from 18 to 25 units per acre which would bring the high-density residential and the R-3 designations into alignment with one another.

ACTION: PASSED AND ADOPTED, AS AMENDED; DELETE REFERENCE TO R-3

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

41. **ORDINANCE NO. 2170; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**

**OF NORTH LAS VEGAS TO AMEND ORDINANCE 1944, 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.**

Ordinance 2170 as introduced by the City Manager:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS TO AMEND ORDINANCE 1944, 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: 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

42. **ORDINANCE NO. 2175; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, NEVADA TO REPEAL SUBSECTION H, REGIONAL CONNECTION CHARGE, OF SECTION 13.04.030 OF CHAPTER 13.04 OF TITLE 13 OF THE NORTH LAS VEGAS MUNICIPAL CODE, BEING ORDINANCE NO. 1354, TO ADD A NEW SUBSECTION H, REGIONAL CONNECTION CHARGE, TO REFLECT INCREASES IN THE SOUTHERN NEVADA WATER AUTHORITY REGIONAL CONNECTION CHARGE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 2175 as introduced by the City Manager:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, NEVADA TO REPEAL SUBSECTION H, REGIONAL CONNECTION CHARGE, OF SECTION 13.04.030 OF CHAPTER 13.04 OF TITLE 13 OF THE NORTH LAS VEGAS MUNICIPAL CODE, BEING ORDINANCE NO. 1354, TO ADD A NEW SUBSECTION H, REGIONAL CONNECTION CHARGE, TO

REFLECT INCREASES IN THE SOUTHERN NEVADA WATER AUTHORITY REGIONAL CONNECTION CHARGE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

43. **ORDINANCE NO. 2176; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, NEVADA TO AMEND ORDINANCE NO. 1306 BEING CHAPTER 13.04 ENTITLED WATER SERVICE SYSTEM, MAKING CHANGES TO REFLECT AN INCREASE IN THE SOUTHERN NEVADA WATER AUTHORITY REGIONAL COMMODITY CHARGE, OF TITLE 13 OF THE NORTH LAS VEGAS MUNICIPAL CODE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 2176 as introduced by the City Manager:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, NEVADA TO AMEND ORDINANCE NO. 1306 BEING CHAPTER 13.04 ENTITLED WATER SERVICE SYSTEM, MAKING CHANGES TO REFLECT AN INCREASE IN THE SOUTHERN NEVADA WATER AUTHORITY REGIONAL COMMODITY CHARGE, OF TITLE 13 OF THE NORTH LAS VEGAS MUNICIPAL CODE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

In response to a question by Councilman Buck, Utilities Director David Bereskin stated the increase would be to fund the necessary capital improvements for the Southern Nevada Water Authority to provide the City with potable water.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

**44. ORDINANCE NO. 2180; AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 5.02.440(B) TO CLARIFY THE PROCEDURES BY WHICH BUSINESS LICENSES AND PERMITS ISSUED PURSUANT TO TITLE 5 MAY BE REVOKED, SUSPENDED OR DISCIPLINED; REPEALING CHAPTER 3 OF TITLE 5 IN ITS ENTIRETY; ADDING A NEW CHAPTER DESIGNATED CHAPTER 3 (ADMINISTRATIVE PROCEDURES FOR THE REVOCATION, SUSPENSION OR DISCIPLINE OF A BUSINESS LICENSE OR PERMIT); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 2180 as introduced by the City Manager:

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 5.02.440(B) TO CLARIFY THE PROCEDURES BY WHICH BUSINESS LICENSES AND PERMITS ISSUED PURSUANT TO TITLE 5 MAY BE REVOKED, SUSPENDED OR DISCIPLINED; REPEALING CHAPTER 3 OF TITLE 5 IN ITS ENTIRETY; ADDING A NEW CHAPTER DESIGNATED CHAPTER 3 (ADMINISTRATIVE PROCEDURES FOR THE REVOCATION, SUSPENSION OR DISCIPLINE OF A BUSINESS LICENSE OR PERMIT); AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Finance Director Phil Stoeckinger explained the purpose of this ordinance was to define the role of the hearing officer when evidence was presented to cause the possible suspension or revocation of a business license.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

**45. ORDINANCE NO. 2181; AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE MUNICIPAL**

**CODE OF THE CITY OF NORTH LAS VEGAS TO CLARIFY THE PROCEDURES BY WHICH LICENSES ISSUED PURSUANT TO TITLE 5 MAY BE SUSPENDED, REVOKED OR DISCIPLINED AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 2181 as introduced by the City Manager:

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO CLARIFY THE PROCEDURES BY WHICH LICENSES ISSUED PURSUANT TO TITLE 5 MAY BE SUSPENDED, REVOKED OR DISCIPLINED AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

46. **ORDINANCE NO. 2182; AN ORDINANCE RELATED TO ZONING; REPEALING ORDINANCE NUMBER 1639 WHICH RECLASSIFIED LOTUS BROADCASTING (ZN-20-02) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW FOUR (4) 215.8-FOOT HIGH RADIO TOWERS WITH SUPPORTING EQUIPMENT, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 2182 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; REPEALING ORDINANCE NUMBER 1639 WHICH RECLASSIFIED LOTUS BROADCASTING (ZN-20-02) TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT, TO ALLOW FOUR (4) 215.8-FOOT HIGH RADIO TOWERS WITH SUPPORTING EQUIPMENT, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS, AS SET FORTH BELOW; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Planning and Development Manager Marc Jordan advised the item was originally approved for one tower approximately 250 feet high or a possible business park if the property could not be developed with a radio tower. According to the applicant's letter of intent, in order to operate a radio station in this location, the FCC required four 215-foot high antennas.

Staff recommended approval.

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

**47. ORDINANCE NO. 2184; AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 5.38.106(I) TO ALLOW AN APPLICANT FOR A PAWNBROKERS LICENSE UP TO SIX ADDITIONAL MONTHS TO COMPLETE THE LICENSING PROCESS UPON A SHOWING OF "GOOD CAUSE" AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 2184 as introduced by the City Manager:

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 5.38.106(I) TO ALLOW AN APPLICANT FOR A PAWNBROKERS LICENSE UP TO SIX ADDITIONAL MONTHS TO COMPLETE THE LICENSING PROCESS UPON A SHOWING OF "GOOD CAUSE" AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Finance Director Phil Stoeckinger explained this amendment would provide an additional six months for potential pawn shop owners to complete the licensing process.

**Paul Larsen, 300 South 4<sup>th</sup> Street, Las Vegas,** advised his client, Super Pawn, supported the amendment to the ordinance but proposed a modification to Section 2 which stated "the City Council may extend the licensing process by an additional six months". He suggested the time frame be changed to read "six to twelve months". He also suggested the following sentence which stated "if the applicant does not complete the licensing process within the additional six months, his application will automatically expire" be amended to read "additional six to twelve months".

Councilwoman Smith felt the extended time frame should be broken down into increments,

such as two six-month periods or four three-month periods. Mr. Larsen responded his client would be agreeable to that type of time frame.

Councilman Buck stated the ordinance should give the applicant one year to complete the licensing process, rather than breaking the time frame into six-month increments.

Councilwoman Smith expressed concern that the site for the proposed pawn shop should be approved prior to the licensing process being initiated. Mayor Montandon stated there would be no reason to approve a site if there were no license application in place.

Mayor Montandon suggested the ordinance be re-noticed with the 12-month time frame amendment. City Attorney Sean McGowan responded if the time frame were 12 months with a six-month extension, the change would be substantive and, therefore, the creation of a new ordinance would be required. It was suggested to adopt the ordinance as proposed and introduce a new ordinance at a later date with the time frame amendment.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

### **COUNCIL ITEMS**

Councilman Buck directed Staff to contact Republic Services to clean up the trash on I-15 from Apex through the entrance to North Las Vegas.

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

City Manager Gregory Rose stated he was contracting with a firm to search for a new City Attorney at a cost of less than \$25,000.

### **PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 7:19 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: December 21, 2005**

**ATTEST:**

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

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