

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

January 4, 2006

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

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	General Services Director Eric Dabney
Assistant City Manager Sam Chambers	Information Technology Director Steve Chapin
Assistant City Manager Maryann Ustick	Parks & Recreation Director Mike Henley
Acting City Attorney Carie Torrence	Planning and Zoning Director Jory Stewart
City Clerk Karen Storms	Planning and Zoning Manager Marc Jordan
Communications Director Brenda Johnson	Police Chief Mark Paresi
Economic Development Director Mike Majewski	Public Works Director Jim Bell
Finance Director Phil Stoeckinger	Utilities Director David Bereskin
Fire Chief Al Gillespie	Chief Deputy City Clerk Anita Sheldon

WELCOME

Mayor Michael L. Montandon

VERIFICATION

Karen L. Storms, CMC
City Clerk

INVOCATION

Pastor Ann Jones
Life Christian Church

PLEDGE OF ALLEGIANCE

Mayor Michael L. Montandon

PUBLIC FORUM

John Piccola, 341 Foxvale Avenue, North Las Vegas, asked Council to consider including a dog park when planning for the Craig Ranch Regional Park. He submitted a petition with signatures of citizens who supported a dog park.

Wes Kiser, 1516 Bluestar Drive, North Las Vegas, stated he appeared before Council in August of 2005 to discuss some issues and was promised a phone call from Jim Bell which he never received.

AGENDA

1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF JANUARY 4, 2006.

ACTION: APPROVED, AS AMENDED: ITEM NO. 6 CONTINUED TO JANUARY 18, 2006

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 AGENDA

8. APPROVAL OF SPECIAL CITY COUNCIL MEETING MINUTES OF NOVEMBER 2, 2005.

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

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

12. **AN APPEAL SUBMITTED BY STACEY MOSTI, A PERSON WHOSE PROPERTY RIGHTS ARE OR MAY BE AFFECTED BY THE PLANNING COMMISSION'S DECISION TO APPROVE SPR-60-05 (DEER SPRINGS CROSSING); AN APPLICATION SUBMITTED BY DEER SPRINGS CROSSING, LLC, ON BEHALF OF ROME'S GOLDEN 40, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-E RANCH ESTATES DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) CONSISTING OF 345,000 SQUARE FEET OF COMMERCIAL RETAIL BUILDINGS AND LANDSCAPE WAIVERS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND DEER SPRINGS WAY. (SET PUBLIC HEARING FOR JANUARY 18, 2006)**

ACTION: PUBLIC HEARING SET FOR JANUARY 18, 2006

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

13. **AMP-67-05 (AZURE AND NORTH 5TH); AN APPLICATION SUBMITTED BY MOUNTAIN VIEW TOWNHOMES, LLC, ON BEHALF OF DURANGO ELKHORN, LLC, ET AL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF AZURE AVENUE AND NORTH 5TH STREET. (SET PUBLIC HEARING FOR JANUARY 18, 2006) (ASSOCIATED ITEM NO. 32, ORDINANCE NO. 2225)**

ACTION: PUBLIC HEARING SET FOR JANUARY 18, 2006

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

14. **AMP-70-05 (VALENCIA #6); AN APPLICATION SUBMITTED BY ALEX COLEMAN, LLC, ON BEHALF OF SOUTHERN NEVADA WATER AUTHORITY (006), PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED WEST OF COLEMAN STREET AND APPROXIMATELY 300 FEET NORTH OF GOWAN ROAD. (SET PUBLIC HEARING FOR JANUARY 18, 2006) (ASSOCIATED ITEM NO. 31, ORDINANCE NO. 2224)**

ACTION: PUBLIC HEARING SET FOR JANUARY 18, 2006

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

15. **VAC-35-05 (GOLDFIELD II); AN APPLICATION SUBMITTED BY TANEY ENGINEERING ON BEHALF OF GOLDFIELD 20, LLC, PROPERTY OWNER, TO VACATE A 30-FOOT WIDE PORTION OF EAGLE WAY COMMENCING AT VERDE WAY AND PROCEEDING SOUTH APPROXIMATELY 300 LINEAL FEET. (SET PUBLIC HEARING FOR FEBRUARY 1, 2006)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 1, 2006

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

16. **VAC-37-05 (GOLDFIELD I); AN APPLICATION SUBMITTED BY TANEY ENGINEERING ON BEHALF OF WILLIAM LYON HOMES, INC., PROPERTY OWNER, TO VACATE A 30-FOOT WIDE PORTION OF ROSADA WAY COMMENCING AT GOLDFIELD STREET AND PROCEEDING EAST APPROXIMATELY 313 LINEAL FEET. (SET PUBLIC HEARING FOR FEBRUARY 1, 2006)**

ACTION: PUBLIC HEARING SET FOR FEBRUARY 1, 2006

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

BUSINESS

17. **APPROVAL OF A SETTLEMENT OF CLAIM BY THE FAMILY OF BILLY RAY FINKS, JR., IN THE AMOUNT OF \$35,000, AS A RESULT OF AN INCIDENT WHICH OCCURRED FEBRUARY 27, 2001 BETWEEN BILLY RAY FINKS, JR., AND A NORTH LAS VEGAS POLICE OFFICER.**

ACTION: APPROVED

MOTION: Councilman Buck

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

18. **AWARD OF BID NO. 1217 TO VALLEY CREST LANDSCAPE DEVELOPMENT, IN THE TOTAL AMOUNT OF \$294,347, FOR THE LAS VEGAS WASH TRAILS, PHASE I PROJECT, FOR THE PLACEMENT OF DECOMPOSED GRANITE FROM THE INTERSECTION OF TROPICAL PARKWAY AND VALLEY DRIVE TO THE LOWER LAS VEGAS WASH DETENTION BASIN. (CNLV CONTRACT NO. C-6211)**

ACTION: BID AWARDED

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. AWARD OF BID NO. 1226 TO COMMERCIAL ROOFERS, INC., IN THE AMOUNT OF \$95,583, FOR THE COMMERCIAL DEVELOPMENT CENTER/PLANNING BUILDING ROOF REPAIR, LOCATED AT 2266 AND 2240 CIVIC CENTER DRIVE. (CNLV CONTRACT NO. C-6212)

ACTION: BID AWARDED

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

20. AWARD OF BID NO. 1227 TO J. TILTON, INC., IN THE AMOUNT OF \$249,594, FOR THE PHASE I PROJECT, TO RENOVATE THE FIRST FLOOR OF THE PUBLIC SAFETY BUILDING, LOCATED AT THE CORNER OF LAKE MEAD BOULEVARD AND BRUCE STREET. (CNLV CONTRACT NO. C-6186)

ACTION: BID AWARDED

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

21. APPROVAL OF THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH VTN NEVADA, IN THE AMOUNT OF \$1,247,317, TO BE FUNDED BY THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA, FOR

THE SIMMONS STREET IMPROVEMENT PROJECT, FOR THE DESIGN ENGINEERING, RIGHT-OF-WAY, ACQUISITION, AND CONSTRUCTION OF SIMMONS STREET FROM CAREY AVENUE TO LONE MOUNTAIN ROAD. (CNLV CONTRACT NO. C-6209)

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

22. APPROVAL OF FINAL ACCEPTANCE OF THE DESERT HORIZONS PARK PROJECT, BID NO. 1166, FOR MAINTENANCE AND AUTHORIZATION TO FILE THE NOTICE OF COMPLETION. (CNLV CONTRACT NO. C-5778)

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 THE GRANT OF EASEMENT TO NEVADA POWER TO ENABLE THEM TO OPERATE AND MAINTAIN THEIR FACILITIES AT THE WASHBURN COMMUNITY POLICE FACILITY, APN-124-31-701-032, LOCATED AT 3755 WEST WASHBURN ROAD.

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 THE GRANT OF EASEMENT TO NEVADA POWER TO ENABLE THEM TO OPERATE AND MAINTAIN THEIR FACILITIES AT FIRE STATION NO. 52, APN-139-01-401-010, LOCATED AT 4110 LOSEE ROAD.

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 AMENDMENT NO. 1 TO THE PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICES AGREEMENT WITH WLB GROUP, INC., IN THE AMOUNT OF \$50,760, FOR THE CRAIG ROAD LANDSCAPING, PHASE I PROJECT, FOR THE INSTALLATION OF DROUGHT-TOLERANT PLANT SPECIES FOR THE ADDITIONAL 1-1/8 MILES ALONG THE CRAIG ROAD CORRIDOR FROM VALLEY DRIVE TO REVERE STREET. (CNLV CONTRACT NO. C-6125)

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 PLAYGROUND EQUIPMENT FROM JAYLEE DEVELOPMENT, LLC, & PARK AVENUE, IN THE AMOUNT OF \$51,946, FOR INSTALLATION AT CHEYENNE RIDGE PARK, LOCATED AT 3814 SCOTT ROBINSON BOULEVARD, TO REPLACE VANDALIZED EQUIPMENT AND CONVERT THE VOLLEYBALL PIT TO A PLAYGROUND AREA. (CNLV CONTRACT NO. C-6216)

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. SPR-64-05 (COMMERCE COMMONS); AN APPLICATION SUBMITTED BY TERRITORY INCORPORATED, ON BEHALF OF IKE LAWRENCE AND DANA M. EPSTEIN, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT FOR 179,862 SQ. FT. OF COMMERCIAL RETAIL BUILDINGS AND LANDSCAPE WAIVERS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET.

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

28. RESOLUTION NO. 2326; A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO GIVE NOTICE OF SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Resolution No. 2326 as introduced by the City Manager:

RESOLUTION NO. 2326; A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO GIVE NOTICE OF SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING 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

29. RESOLUTION NO. 2329; A RESOLUTION AUTHORIZING MEDIUM-TERM OBLIGATIONS IN AN AMOUNT OF UP TO \$55,000,000 TO FINANCE THE COST OF BUILDING PROJECTS FOR THE CITY; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Resolution No. 2329 as introduced by the City Manager:

RESOLUTION NO. 2329; A RESOLUTION AUTHORIZING MEDIUM-TERM OBLIGATIONS IN AN AMOUNT OF UP TO \$55,000,000 TO FINANCE THE COST OF BUILDING PROJECTS FOR THE CITY; AND PROVIDING THE EFFECTIVE DATE HEREOF.

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

Finance Director Phil Stoeckinger advised the Bond Counsel indicated the Public Hearing on this item had to be held before action was taken.

ACTION: ITEM RECONSIDERED; RE-NOTICE FOR PUBLIC HEARING ON JANUARY 18, 2006

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

PUBLIC HEARINGS - 6:15 P.M.

2. **UN-97-05 (CARTER & BURGESS, INC.); AN APPLICATION SUBMITTED BY CARTER & BURGESS, INC., ON BEHALF OF GARY K. AND DEBORAH L. CROSS, PROPERTY OWNERS, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A RAIL-TO-TRUCK TRANSFER STATION USING HAZARDOUS MATERIALS (INCLUDING SULFURIC ACID, CAUSTIC SODA, HYDROCHLORIC ACID, NITRIC ACID, AND FERRIC CHLORIDE) ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAMONT STREET. (CONTINUED DECEMBER 7 AND 21, 2005)**

Mayor Montandon opened the Public Hearing.

Planning and Zoning Director Jory Stewart advised Staff had been working with the applicant on the revision of Condition Nos. 2(b), 11 and 17 on this item.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and offered to respond to questions.

When asked by Councilman Buck about the possibility of a block wall being constructed on El Campo Grande, Mr. Gronauer stated a railroad spur was located on the property line which prohibited the construction of a block wall. He advised the applicant could potentially request an encroachment permit at the off-site improvement phase of the project to enter the City's right-of-way to build a block wall. Director Stewart advised this issue was addressed in Condition No. 5.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED, AS AMENDED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. The development of this site shall be in compliance with the Industrial Development Standards and Design Guidelines, including but not limited to the following:
 - a. All metal buildings shall have sand-textured paint on the outside walls and shall have a minimum two colors coordinated such to break up any wall greater than 50 linear feet in length. All buildings shall be painted using the same design theme.
 - b. No landscaping along El Campo Grande Avenue shall be required and no

landscaping at the end of the spurs adjacent to Lamont Street.

3. That all future on-site repairs to, or servicing of, vehicles take place entirely within a building. All on-site repairs to, or servicing of, vehicles shall be limited to fleet vehicles under the name of the operation licensed through the City of North Las Vegas Business License Division.
4. That subsequent expansions, modifications or additions to the use, type or percentage-by-weight of hazardous materials shall be subject to Planning Commission and City Council review and approval.
5. Transfer area and loaded rail cars shall be a minimum of 20 feet from buildings, property lines, streets, alleys or means of egress to a public way. An un-pierced two hour fire resistive wall extending not less than 30 inches above and to the sides of the storage and transfer area is allowed in lieu of such distance.
6. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
7. Chemicals limited to:

Sulfuric Acid	93%	CAS #: 7664-93-9
Aluminum Sulfate	48.5%	CAS #: 10043-01-3
Ferric Chloride	37-45%	CAS #: 7705-08-0
Hydrochloric Acid	17-37%	CAS #: 7647-01-0
Sodium Hydroxide	49-51%	CAS #: 1310-73-2
Hydrofluorosilicic Acid	20-27%	CAS #: 16961-83-4
8. Transfer operations and storage/use of hazardous materials shall comply with the Fire Code.
9. Fire hydrant off-site improvements, in accordance with the Fire Code, along project side of El Campo Grande and Lamont Street are required.
10. Aerial windsock (15 mph), as approved by the Fire Department, is required.
11. Off-Site Improvements (including any perimeter walls) on Lamont Street and El Campo Grande Avenue shall be deferred for three years, effective January 4, 2006, subject to a bond or other surety deemed acceptable by the City, being posted with North Las Vegas for full off-site improvements. The bond amount shall be based upon the required civil improvement plans as approved by the Department of Public works. UN-97-05 shall be reviewed by the City Council at the first meeting of January 2009 only to determine if full off-site improvements on Lamont Street and

El Campo Grande Avenue are necessary at that time; however, the Director of Public Works shall have the authority to require the installation of the off-site improvements at any time, if he deems it necessary. In that case, the City Council would have no need to review this application in January of 2009.

12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. The property owner is required to sign restrictive covenant for utilities.
14. The property owner is required to grant a PUE for any water meter, backflow devices or hydrants outside of the right of way.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans.
16. Approval of a drainage study is required prior to submittal of the civil improvement plans.
17. The applicant shall post the subject bond with the City and the applicant shall acquire the necessary approvals for the associated civil improvement plans within one year or this application shall become 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

3. **AMP-62-05 (INTERNATIONAL VILLAGE); AN APPLICATION SUBMITTED BY RYLAND HOMES NEVADA, LLC, ON BEHALF OF KEN TEMPLETON, CAREFREE HOLDINGS, LP, 5440 W. SAHARA, LLC, ZOMACK 1, LLC, AND D'NAL 3, LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED APPROXIMATELY 2200 FEET NORTHEAST OF THE INTERSECTION OF VALLEY DRIVE AND GOWAN ROAD. (ASSOCIATED ITEM NO. 38, ORDINANCE NO. 2221, AND NO. 39, ORDINANCE NO. 2222)**

Mayor Montandon opened the Public Hearing.
Planning and Zoning Director Jory Stewart advised the application consisted of

approximately 28.9 acres of the proposed 84-acre International Village development. While the proposed plan amendment by itself did not appear to meet all the criteria in the Comprehensive Plan for Medium Density Residential, Staff found that when the application was considered in conjunction with the associated applications, it was not an isolated island of Medium Density Residential among Low Density Residential. The proposed density for the associated tentative map application was approximately 10 dwelling units per acre and the aggregated density for the entire International Village was approximately 6.87 dwelling units per acre. The highest densities adjoined the Carefree Senior Housing complex to the north which was a maximum of 10 dwelling units per acre on the interior of the development. This would then allow the transition from a Lower Density Residential to a Medium Low Density Residential to a Higher Density Residential around the perimeter of the development. Staff recommended approval of the overall development, as did the Planning Commission. Director Stewart advised that corresponding Item No. 38, Ordinance No. 2221, needed to be revised and re-noticed to the public. The applicant was advised Item No. 38 needed to be held for re-notification; however, AMP-62-05 and Item No. 39, Ordinance No. 2222, could be heard.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated the project consisted of 104 lots at a density of 10 dwelling units per acre. He presented a view of where the project was located in conjunction with the surrounding areas. Mr. Gronauer stated residents in the area were informed of the proposed project and the majority were in support of the development. He requested Council approval and offered to respond to questions.

Ruth Sunday, 4133 Bonita Desert Court, North Las Vegas, expressed concern about the lack of water drainage and ground absorption in the area. She stated she requested information on how this issue was being addressed but had not received a response. Mayor Montandon explained no development was approved by Council until a drainage study was done.

Michele Picht, 3820 Alder Creek Court, North Las Vegas, stated no one notified her regarding the proposed development. She agreed there was a problem with drainage and ground absorption in the area. Ms. Picht also expressed a concern about police response.

Anita Wood, 4108 Bola Drive, North Las Vegas, stated she had attended neighborhood meetings conducted by Mr. Gronauer and was in support of the majority of the project; however, she was concerned about not being informed about the other elements of the project. She felt there was no zoning continuity and residents would be in support of the project if they were permitted to add conditions. Ms. Wood suggested the item be presented as a single Planned Unit Development (PUD).

Douglas Wood, 4108 Bola Drive, North Las Vegas, stated he was opposed to mixed

zoning.

Hans Reinhardt, Valley Drive, North Las Vegas, stated he was opposed to a gated community and Mayor Montandon assured him the development was not gated. Mr. Reinhardt then supported the project.

In response to a question by Mayor Pro Tempore Robinson, Mr. Gronauer stated there were 578 lots on 84 total acres which included R-1 6000 square-foot lots, 4500 square-foot lots, the z-lots and R-2 products.

Mayor Pro Tempore Robinson asked Mr. Gronauer if he had been in touch with the Clark County School District to ascertain how they would be impacted by the project. Mr. Gronauer responded a meeting was held with the School District and no opposition was received from them.

In response to the concerns regarding the drainage problem, Public Works Director Jim Bell reiterated that drainage studies were required prior to approval of any development. If required, mitigative measures would be put in place before any approvals were granted. In addition, Director Bell stated over the years major infrastructure had been installed in the area to assist with flood control.

Byron Goynes, 8728 Tala Street, Las Vegas, advised he was retained by Ryland Homes to canvas the homeowners in the area to inform them of the proposed project and solicit their input. He stated 315 residents were canvassed in October, November and December of 2005, many of whom were in favor of the project.

Councilman Buck conveyed her appreciation to the homeowners who came to the meeting and provided input on the project. She felt the project would be an improvement to the area which had been undeveloped for many years. Councilman Buck also offered her appreciation to Ryland Homes for the effort and diligence they displayed in the development of this property.

Councilwoman Smith expressed her confidence in Ryland Homes and spoke in favor of the project.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

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

38. ORDINANCE NO. 2221; 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 26 ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-87-05, INTERNATIONAL VILLAGE) CONSISTING OF 158 SINGLE-FAMILY DWELLING UNITS AND 122,571 SQUARE FEET OF COMMERCIAL, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND COMMERCE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 3, AMP-62-05 AND NO. 39, ORDINANCE NO. 2222)

ACTION: REVISED ORDINANCE TO BE PUBLISHED AND SET FOR FINAL ACTION ON JANUARY 18, 2006

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

39. ORDINANCE NO. 2222; 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 28.9 ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AND A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-2 TWO FAMILY RESIDENTIAL DISTRICT (ZN-88-05, INTERNATIONAL VILLAGE), FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 2200 FEET NORTHEAST OF THE INTERSECTION OF VALLEY DRIVE AND GOWAN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 3, AMP-62-05 AND NO. 38, ORDINANCE NO. 2221)

Ordinance No. 2222 as introduced by the City Manager:

ORDINANCE NO. 2222; 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 28.9 ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AND A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-2 TWO FAMILY RESIDENTIAL DISTRICT (ZN-88-05, INTERNATIONAL VILLAGE), FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 2200 FEET NORTHEAST OF THE INTERSECTION OF VALLEY DRIVE AND GOWAN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING 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

Mayor Montandon called a recess at 7:23 P.M.

Mayor Montandon reconvened the meeting at 7:34 P.M.

4. **AMP-64-05 (CAREY/COMMERCE); AN APPLICATION SUBMITTED BY JOSHI AND ASSOCIATES ON BEHALF OF THE HOUSING AUTHORITY, CITY OF NORTH LAS VEGAS, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LIGHT INDUSTRIAL AND LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED NORTH OF CAREY AVENUE AND APPROXIMATELY 300 FEET EAST OF REVERE STREET. (ASSOCIATED ITEM NO. 34, ORDINANCE NO. 2216)**

Mayor Montandon opened the Public Hearing.

Planning and Zoning Director Jory Stewart advised the applicant proposed to develop 28.26 acres with 226 two-family units for an overall density of 7.99 dwelling units per acre. The applicant had originally been approved for 129 single-family homes on this site with an

overall density of 4.6 dwelling units per acre under the auspices of the North Las Vegas Housing Authority; however, there were problems with soil remediation at the time and the development went bankrupt. The current application was supported by Staff and determined to be consistent with the Master Plan. The Planning Commission recommended approval.

Brian Psioda, VTN Nevada, 2727 South Rainbow Boulevard, Las Vegas, appeared on behalf of the applicant and advised the Housing Authority requested the applicant re-zone the property and make it marketable. He requested Council approval and offered to respond to questions.

Mayor Montandon explained that for the past year the North Las Vegas Housing Authority and Staff had been trying to avoid bankruptcy of the property. He faulted the dramatic changes in the real estate market for the failure to develop the property.

Lonnie O'Neal, 605 Veronica Avenue, North Las Vegas, felt the project would decrease property values in the neighborhood.

Patricia Harris, 328 Duke Avenue, North Las Vegas, opposed the re-zoning of the property to Medium Density Residential because of the possible increase in crime.

Theresa Barlow, 505 Rossmoyne Avenue, North Las Vegas, spoke in opposition to the project. She stated she spoke to several of her neighbors who were also opposed to the project.

Carrie Thomas, 305 Rossmoyne Avenue, North Las Vegas, opposed the project due to the potential decrease in property values.

Tiffany Shorter, 305 Princess Avenue, North Las Vegas, felt the project would add to the excessive traffic problem that already existed in the area. She suggested the addition of desert landscaping or statues, rather than low-income housing. Ms. Shorter submitted a petition with signatures of residents who opposed the project.

Mary Jackson, 325 Rossmoyne Avenue, North Las Vegas, stated the project would add to an already existing traffic problem in the area. She suggested a park be constructed in the neighborhood.

Angela Millner, 2418 Country Orchard Street, North Las Vegas, was concerned that construction of the apartments would create a dangerous situation for children having to cross Carey to catch the school bus.

Sharon Washington, 532 Duchess Avenue, North Las Vegas, stated she grew up in the

area and expressed concern about the increase in traffic with the construction of the apartments, as well as the potential decrease in property values.

John Jordan, 857 Miller Street, Las Vegas, agreed with all the former speakers. He also complained about speeders and the poor condition of Revere Street from H Street to Carey Avenue and Lake Mead Boulevard to Miller Street.

Mayor Montandon stated, as a member of the North Las Vegas Housing Authority, he and other members of the Authority had been in negotiations with attorneys and contractors regarding the subject property in an attempt to provide affordable housing for North Las Vegas citizens. He was impressed by the passion displayed by the citizens who spoke out against the project and stated it may be necessary to return to the Housing Authority and reopen discussions on how to finance the property without resorting to bankruptcy. Mayor Montandon emphasized that the Housing Authority was not created to realize a profit but to provide affordable housing for citizens who otherwise could not afford a place to live.

Mayor Pro Tempore Robinson echoed the comments made by Mayor Montandon and added his main concern was with the density of the project. He felt he could not support the project with the current density.

Councilman Buck stated her sympathy was divided between the residents and the Housing Authority and expressed a desire for the Housing Authority to come up with another alternative for the property.

Mr. Psioda requested the item be continued to allow the applicant's representatives to meet with the City's representatives for further discussion.

Mayor Montandon suggested the item be withdrawn and resubmitted as a new application.

Councilwoman Smith expressed sympathy for the residents of Regal Estates but also stated her concern that if the property were not developed and went into bankruptcy, someone would purchase the property and potentially build something else that was not amenable to the residents or, at the very least, the site would remain vacant. She reiterated that the intent was not to build apartments for Section 8 purposes but for purchase by people who were looking for a decent place to live. Councilwoman Smith was in favor of continuing the item.

Councilman Eliason commended the speakers for their concern for their neighborhood; however, he felt further discussions with the residents were necessary before a final decision could be made. Councilman Eliason agreed the mission of the North Las Vegas Housing Authority was to locate affordable housing for the citizens of North Las Vegas and he felt a compromise could be reached between the Housing Authority and the residents.

Mr. Psioda felt the applicant proposed the best possible use of the land in terms of an in-fill property. In addressing the concerns raised by the speakers, he stated there was no access to the neighborhood to the north or to Commerce Street and a single-point access to Revere Street. Mr. Psioda advised the project would be its own entity and would remove the blight from the neighborhood. He emphasized the project would not be an apartment complex but duplexes which resembled a single-family home with a main access to Carey Avenue which was a 100-foot right-of-way. Mr. Psioda also stated the impact on traffic, in his opinion, would be minimal. He stated the Housing Authority desired a viable, well-constructed neighborhood of which they could be proud and the applicant felt this project would accomplish that goal. Mr. Psioda agreed to continue the item, if requested by Council.

Councilwoman Smith suggested the item be continued to meet with the residents and educate them regarding the details the project and allow them to be more informed about the proposed development. She suggested a 30-day continuance to February 1, 2006.

Mayor Pro Tempore Robinson advised 30 days was too long for the Housing Authority and suggested a two-week continuance to January 18, 2006.

ACTION: CONTINUED TO JANUARY 18, 2006

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

Councilman Buck suggested Council Members should not be members of the North Las Vegas Housing Authority as it presented a potential conflict of interest.

34. ORDINANCE NO. 2216; 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 30.60 ACRES THEREIN FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (ZN-90-05, CAREY/COMMERCE), FOR PROPERTY GENERALLY LOCATED NORTH OF CAREY AVENUE AND APPROXIMATELY 300 FEET EAST OF REVERE STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 4, AMP-64-05)

ACTION: CONTINUED TO JANUARY 18, 2006

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

5. **AMP-65-05 (DEER SPRINGS CROSSING); AN APPLICATION SUBMITTED BY DEER SPRINGS CROSSING, LLC, ON BEHALF OF ROME'S GOLDEN 40, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LOW DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH FIFTH STREET AND ROME BOULEVARD. (ASSOCIATED ITEM NO. 36, ORDINANCE NO. 2219)**

Mayor Montandon opened the Public Hearing.

Councilman Eliason abstained from Item No. 5 as his employer was a partner in the project.

Councilman Eliason and Mayor Pro Tempore Robinson left Chambers at 8:35 P.M.

Mayor Pro Tempore Robinson returned to Chambers at 8:45 P.M.

Planning and Zoning Director Jory Stewart advised the commercial development was proposed for a power-center style retail center with a minimum of 313,040 square feet of commercial space and a maximum of 345,000 square feet of general commercial uses. One major anchor tenant would consist of 96,000 square feet of commercial space. In-line retail spaces were included between the major anchor tenant and Deer Springs Way. Several other small retail spaces were proposed between the major anchor and Rome Boulevard and 12 pad locations were proposed around the perimeter of the property.

Diana Bossard, 2920 North Green Valley Parkway, Henderson, introduced the applicant whom she represented.

John Stewart, 8375 West Flamingo Road, Suite 200, Las Vegas, the applicant, advised he worked extensively with the area residents and City Staff regarding this project. He offered to respond to questions.

Karen Reed, 6612 North Donna Street, North Las Vegas, stated she was uninformed about future zoning changes when she purchased her home and never received notification of the proposed project. Ms. Reed said she was adamantly opposed to the project and felt the commercial development would decrease property values in the area.

Rhett Beaman, 1212 East Rome Boulevard, North Las Vegas, advised he did not receive a hearing notice. He felt a 20-foot landscape buffer between the residents and the commercial project was not sufficient. Mr. Beaman felt the project would create a traffic problem as well as cause a decrease in his property value.

Alicia Carnes, 1212 East Rome Boulevard, North Las Vegas, questioned the notification process and stated she did not receive notification of the proposed project. She stated she was not advised of the 60-foot right-of-way when she purchased her home and asked whose responsibility it was to divulge that information. Ms. Carnes was not in favor of the project.

Symeon Bibiano, 1208 East Rome Boulevard, North Las Vegas, stated he agreed with the comments made by the previous speakers. He felt it was inappropriate to construct a large-scale commercial development next to a residential neighborhood. Mr. Bibiano was concerned that his property would decrease in value with the commercial development.

In response to the concerns raised by the speakers, Mayor Montandon stated North 5th Street was a major commercial thoroughfare and eventually would become a 150-foot wide arterial with a freeway interchange. Addressing the 60-foot street issue, Mayor Montandon advised that up until recently, homes were permitted to face out on to 60-foot streets; however, this practice was no longer allowed.

When asked by Mayor Montandon what would solve the problem for him, Mr. Bibiano responded the problem would be solved by not having the commercial development in his neighborhood. As a former commercial real estate appraiser, Mayor Montandon stated commercial development on North 5th Street was appropriate and he felt property values would not decrease.

Tony Mosti, 920 East Rome Boulevard, North Las Vegas, stated he had initially received notification that the area was for zoned Low Density Residential after which notification was received that it was zoned for Commercial. He felt the residents were uninformed about the zoning at the time they purchased their homes. Mr. Mosti was opposed to the project.

Andrea Winkel, 6653 Johnny Love Lane, North Las Vegas, concurred with the comments of the previous speakers and opposed the project.

Mr. Stewart stated the emphasis should be placed on the quality of the commercial development in question. He offered to address the issues with the residents and present them with the details and elevations of the project.

Stacey Mosti, 920 East Rome Boulevard, North Las Vegas, stated her development had no wall enclosure around the perimeter and she was concerned about the large trucks and

other traffic coming through her neighborhood. Ms. Mosti was opposed to the project.

Mayor Pro Tempore Robinson suggested the item be continued in an attempt to reach a compromise between the residents and the developer.

Raymond Holman, 6708 Donna Street, North Las Vegas, reiterated the comments made by the previous speakers and agreed to a continuance.

Lori Contreras, 6429 Amanda Michelle Lane, North Las Vegas, stated she did not live near the subject development; however, she felt the project would decrease the value of her home. She agreed to a meeting with the applicant to discuss the details of the project.

Kay Watts, 1016 Bob Barney Court, North Las Vegas, agreed with previous speakers that she was led to believe the entire area was zoned for residential. Ms. Watts was opposed to the project.

Councilwoman Smith commented, while she was sympathetic to the homeowners, she felt commercial development was appropriate on North 5th Street.

In response to a question by Ms. Watts, Mayor Montandon advised the City had conducted workshops on the North 5th Street project for approximately nine months.

Councilwoman Smith left Chambers at 9:48 P.M.

Dayda Murillo, 6720 Donna Street, North Las Vegas, was concerned about the safety of her children.

Councilwoman Smith returned to Chambers at 9:49 P.M.

Mayor Montandon suggested the item be continued to give the residents an opportunity to meet with the applicant for further discussion. He asked the applicant how much time was required and the applicant stated two weeks would be sufficient.

ACTION: CONTINUED TO JANUARY 18, 2006

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

36. ORDINANCE NO. 2219; 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 36 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT (ZN-71-05, DEER SPRINGS CROSSING), FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORTH FIFTH STREET AND ROME BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, AMP-65-05)

ACTION: CONTINUED TO JANUARY 18, 2006

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: Councilman Eliason

Councilman Eliason returned to Chambers at 9:51 P.M.

6. **VAC-32-05 (LA MADRE/BRUCE); AN APPLICATION SUBMITTED BY TIOGA GRAND, LLC, ON BEHALF OF TIOGA GRAND, LLC, AND TOK SUN KIM, PROPERTY OWNERS, TO VACATE A PORTION OF LA MADRE WAY FROM BRUCE STREET TO HAROLD STREET (APPROXIMATELY 585 LINEAL FEET).**

Mayor Montandon opened the Public Hearing.

ACTION: CONTINUED TO JANUARY 18, 2006

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

7. **VAC-33-05 (LONE MOUNTAIN ESTATES II); AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF CELEBRATE PROPERTIES, LLC, PROPERTY OWNER, TO VACATE A 10-FOOT WIDE PORTION OF THE NORTHERLY SIDE OF LONE MOUNTAIN ROAD COMMENCING APPROXIMATELY 35 FEET WEST OF THE NORTHWEST CORNER OF ALLEN LANE AND LONE MOUNTAIN ROAD AND PROCEEDING WEST**

APPROXIMATELY 610 LINEAL FEET.

Mayor Montandon opened the Public Hearing.

Public Works Director Jim Bell advised Lone Mountain Road had previously been a 100-foot-wide roadway and this vacation would reduce it to 90 feet which conformed to the Master Plan of Streets and Highways. Staff agreed to the vacation.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITION:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

ORDINANCES
INTRODUCTION ONLY

30. **ORDINANCE NO. 2223; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS EXTENDING BY FOUR MONTHS THE CURRENT SIX MONTH MORATORIUM PROHIBITING THE FILING AND/OR ACCEPTANCE OF ANY LAND USE APPLICATIONS OR BUSINESS LICENSE APPLICATIONS PURSUANT TO NORTH LAS VEGAS MUNICIPAL CODE TITLE 17 AND TITLE 5, RESPECTIVELY, FOR ANY FINANCIAL INSTITUTION OFFERING DEFERRED DEPOSIT SERVICES AS DEFINED BY THE NOT YET CODIFIED AB 384, COMMONLY REFERRED TO AS PAYDAY LOAN, PAYDAY ADVANCE OR CASH ADVANCE SERVICES; AND FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR JANUARY 18, 2006)**

Ordinance No. 2223 as introduced by the City Clerk:

ORDINANCE NO. 2223; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS EXTENDING BY FOUR MONTHS THE CURRENT SIX MONTH MORATORIUM PROHIBITING THE FILING AND/OR ACCEPTANCE OF ANY LAND USE APPLICATIONS OR BUSINESS LICENSE APPLICATIONS PURSUANT TO NORTH LAS VEGAS MUNICIPAL CODE TITLE 17

AND TITLE 5, RESPECTIVELY, FOR ANY FINANCIAL INSTITUTION OFFERING DEFERRED DEPOSIT SERVICES AS DEFINED BY THE NOT YET CODIFIED AB 384, COMMONLY REFERRED TO AS PAYDAY LOAN, PAYDAY ADVANCE OR CASH ADVANCE SERVICES; AND FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: FINAL ACTION SET FOR JANUARY 18, 2006

31. **ORDINANCE NO. 2224; 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 2.27± ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (ZN-95-05, VALENCIA #6), FOR PROPERTY WEST OF COLEMAN STREET AND APPROXIMATELY 300 FEET NORTH OF GOWAN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 18, 2006) (ASSOCIATED ITEM NO. 14, AMP-70-05)**

Ordinance No. 2224 as introduced by the City Clerk:

ORDINANCE NO. 2224; 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 2.27± ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (ZN-95-05, VALENCIA #6), FOR PROPERTY WEST OF COLEMAN STREET AND APPROXIMATELY 300 FEET NORTH OF GOWAN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR JANUARY 18, 2006

32. **ORDINANCE NO. 2225; 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 9.5 ACRES THEREIN FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT (ZN-93-05, AZURE AND NORTH FIFTH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF AZURE AVENUE AND NORTH FIFTH STREET AND PROVIDING**

FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 18, 2006) (ASSOCIATED ITEM NO. 13, AMP-67-05)

Ordinance No. 2225 as introduced by the City Clerk:

ORDINANCE NO. 2225; 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 9.5 ACRES THEREIN FROM A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT (ZN-93-05, AZURE AND NORTH FIFTH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF AZURE AVENUE AND NORTH FIFTH STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR JANUARY 18, 2006

33. **ORDINANCE NO. 2226; AN ORDINANCE OF THE CITY OF THE NORTH LAS VEGAS AMENDING ORDINANCE NO. 1587 AND ORDINANCE NO. 1967 REGARDING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND NORTH VALLEY ENTERPRISES, LLC, FOR THE DEVELOPMENT OF LAND AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JANUARY 18, 2006)**

Ordinance No. 2226 as introduced by the City Clerk:

ORDINANCE NO. 2226; AN ORDINANCE OF THE CITY OF THE NORTH LAS VEGAS AMENDING ORDINANCE NO. 1587 AND ORDINANCE NO. 1967 REGARDING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND NORTH VALLEY ENTERPRISES, LLC, FOR THE DEVELOPMENT OF LAND AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR JANUARY 18, 2006

ORDINANCES
FINAL ACTION

35. **ORDINANCE NO. 2217; 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 4.32 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-92-05, LA MADRE - GOLDFIELD II), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF GOLDFIELD STREET AND VERDE WAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 2217 as introduced by the City Manager:

ORDINANCE NO. 2217; 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 4.32 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-92-05, LA MADRE - GOLDFIELD II), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF GOLDFIELD STREET AND VERDE WAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Planning and Zoning Director Jory Stewart advised the applicant proposed a single-family residential development on this site. Planning Commission recommended approval.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

37. **ORDINANCE NO. 2220; 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 4.85± ACRES THEREIN FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-78-05, CENTENNIAL PLAZA) CONSISTING OF APPROXIMATELY 44,500 SQUARE FEET OF RETAIL**

SPACE AND 34 UNITS OF WORK/LIVE LOFTS, FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 200 FEET SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 200 FEET EAST OF SIMMONS STREET.

Ordinance No. 2220 as introduced by the City Manager:

ORDINANCE NO. 2220; 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 4.85± ACRES THEREIN FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT (ZN-78-05, CENTENNIAL PLAZA) CONSISTING OF APPROXIMATELY 44,500 SQUARE FEET OF RETAIL SPACE AND 34 UNITS OF WORK/LIVE LOFTS, FOR PROPERTY GENERALLY LOCATED APPROXIMATELY 200 FEET SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 200 FEET EAST OF SIMMONS STREET.

Planning and Zoning Director Jory Stewart advised a portion of the 10.62-acre site was currently under development along Simmons Street and Centennial Parkway. The applicant proposed to reclassify the remainder of the parcel to a Planned Unit Development (PUD) consisting of retail, work/live lofts, a supper club and a day care facility.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

COUNCIL ITEMS

Councilwoman Smith asked to have a discussion addressing remnant parcels of land. City Manager Rose stated Staff would conduct a study session to discuss that issue. Mayor Pro Tempore Robinson asked Staff to look at the public hearing notification process after several citizens claimed they had not received notices on some agenda items.

CITY MANAGER'S REPORT

There was no report given.

PUBLIC FORUM

Wes Kiser, 1516 Bluestar Drive, North Las Vegas, thanked Council for considering a commercial development. He said North Las Vegas needed more restaurants and places to shop.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 10:01 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

APPROVED: March 1, 2006

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk