

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

June 6, 2007

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

CITY COUNCIL MEETING

CALL TO ORDER

6:03 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

COUNCIL PRESENT

Mayor Michael L. Montandon
Mayor Pro Tempore William E. Robinson
Councilman Robert L. Eliason
Councilwoman Shari Buck
Councilwoman Stephanie S. Smith

STAFF PRESENT

City Manager Gregory Rose	Information Technology Director Steve Chapin
Assistant City Manager Sam Chambers	Acting Library Director Kathy Pennell
Assistant City Manager Maryann Ustick	Parks and Recreation Director Mike Henley
City Attorney Carie Torrence	Planning and Zoning Director Jory Stewart
City Clerk Karen L. Storms	Police Chief Mark Paresi
Communications Director Brenda Fischer	Public Works Director Majed Al-Ghafry
Finance Director Phil Stoeckinger	Planning and Zoning Manager Marc Jordan
Fire Chief Al Gillespie	Executive Assistant to the City Manager Kenny Young
General Services Director Eric Dabney	Assistant to the City Manager Michelle Bailey-Hedgepeth
Human Resources Director Joyce Lira	Chief Deputy City Clerk Anita Sheldon

WELCOME

Mayor Michael L. Montandon

VERIFICATION

Karen L. Storms, CMC
City Clerk

INVOCATION

Dean Leavitt
Planning Commissioner

PLEDGE OF ALLEGIANCE

Mayor Michael L. Montandon

PUBLIC FORUM

There was no public participation.

PRESENTATIONS

- ★ **RECOGNITION AND AWARD TO NEVADA LEAGUE OF CITIES YOUTH AND SCHOLARSHIP WINNERS, FIRST PLACE WINNER, JUNIOR HIGH DIVISION, SYNDI ANDRADA, AND RUNNERS-UP, JOSHUA GRAY AND PAOLA SOTELO-MONTES, JUNIOR HIGH DIVISION.**

ACTION: PRESENTATION MADE

- ★ **PRESENTATION OF A PLAQUE TO DANIELLE MONROE-MORENO, CHAIRMAN, FOR HER WORK ON THE AMERICAN CANCER SOCIETY RELAY FOR LIFE EVENT, MAY 11-12, 2007**

ACTION: PRESENTATION MADE

AGENDA

1. **APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF JUNE 6, 2007.**

ACTION: APPROVED, AS AMENDED; ITEM NO. 2 CONTINUED TO JULY 18, 2007; ITEM NOS. 4 AND 7 CONTINUED TO JULY 5, 2007; ITEM NOS. 39 AND 40 WITHDRAWN WITHOUT PREJUDICE; ITEM NO. 41 CONTINUED TO JULY 18, 2007

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

City Manager Gregory Rose said that Item No. 3 was trailed to be heard after related Items Nos. 19 through 22, which would be heard together.

PUBLIC HEARINGS - 6:15 P.M.

2. **AMP-02-07 (REGENA TOWNHOMES); AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MIXED-USE COMMERCIAL TO MULTI-FAMILY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET. (CONTINUED APRIL 4, APRIL 18, MAY 2, AND MAY 16, 2007)**

ACTION: CONTINUED TO JULY 18, 2007

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

4. **VAC-06-07 (LA MADRE/BRUCE); AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES, PROPERTY OWNERS, TO VACATE THE SOUTHERN 30 FEET OF LA MADRE WAY BETWEEN BRUCE STREET AND HAROLD STREET. (CONTINUED MAY 16, 2007)**

ACTION: CONTINUED TO JULY 5, 2007

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

5. **VAC-07-07 (CRAIG COMMERCE CENTER II); AN APPLICATION SUBMITTED BY FRED KAVLI, PROPERTY OWNER, TO VACATE A DRIVEWAY EASEMENT LOCATED APPROXIMATELY 520 FEET WEST OF THE NORTHWEST CORNER OF PECOS ROAD AND CORPORATE CENTER DRIVE.**

Mayor Montandon opened the public hearing.

There was no public participation.

Mayor Montandon closed the public hearing.

ACTION: APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. THE VACATION IS REQUIRED TO RECORD CONCURRENTLY WITH THE FINAL MAP. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS 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

6. **VAC-10-07 (NORTHGATE PHASE II); AN APPLICATION SUBMITTED BY DIAMOND LAMB, LLC, PROPERTY OWNER, TO VACATE A PORTION OF A CUL-DE-SAC LOCATED ON THE SOUTH SIDE OF TROPICAL PARKWAY AND APPROXIMATELY 1,200 FEET EAST OF MARION DRIVE.**

Mayor Montandon opened the public hearing.

There was no public participation.

Mayor Montandon closed the public hearing.

ACTION: APPROVED, AS AMENDED: AMENDED TO STRIKE "THE VACATION MUST RECORD CONCURRENTLY WITH THE FINAL MAP".

SUBJECT TO THE FOLLOWING CONDITION:

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS 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

7. **AN APPEAL SUBMITTED BY GEORGE GARCIA, ON BEHALF OF THE PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO DENY VN-15-06 (NORTH 5TH & REGENA); AN APPLICATION SUBMITTED BY SIEMPRE, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A 12-FOOT BUILDING SETBACK, WHERE 20 FEET IS REQUIRED ALONG NORTH 5TH STREET ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND REGENA AVENUE. (CONTINUED AUGUST 2, SEPTEMBER 6, OCTOBER 4 AND DECEMBER 6, 2006, AND MARCH 7, 2007)**

ACTION: CONTINUED TO JULY 5, 2007

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

8. APPROVAL OF SPECIAL CITY COUNCIL MINUTES OF MAY 2, 2007.

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

9. APPROVAL OF REGULAR CITY COUNCIL MINUTES OF MAY 2, 2007.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

10. APPROVAL TO CHANGE THE DATE OF THE FIRST REGULAR CITY COUNCIL MEETING IN JULY FROM WEDNESDAY, JULY 4, 2007 TO THURSDAY, JULY 5, 2007.

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

11. **APPROVAL OF AN APPLICATION FOR GENERAL OFF-SALE BUSINESS LICENSE FOR SMART & FINAL STORES CORPORATION, DBA SMART & FINAL, 365 WEST CRAIG ROAD, NORTH LAS VEGAS, NEVADA, 89032, PENDING VERIFICATION OF SOUTHERN NEVADA HEALTH DISTRICT APPROVAL AND REQUIRED DEPARTMENTAL APPROVALS.**

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

12. **APPROVAL OF AN APPLICATION FOR GENERAL OFF-SALE BUSINESS LICENSE FOR CIRCLE K STORES, INC., DBA CIRCLE K STORE #3370, 425 WEST CENTENNIAL PARKWAY, NORTH LAS VEGAS, NEVADA, 89031, PENDING SOUTHERN NEVADA HEALTH DISTRICT APPROVAL AND REQUIRED DEPARTMENT APPROVALS.**

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

13. **ACCEPTANCE OF A CASH PAYMENT IN LIEU OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT FROM JHR ASSOCIATES, LTD, FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS AT LAKE MEAD BOULEVARD & SIMMONS STREET, IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$1,742, FOR LAKE MEAD AIRPORT BUSINESS PARK, PHASE II, LOCATED ON THE SOUTHWEST CORNER OF SIMMONS STREET & LAKE MEAD BOULEVARD.**

ACTION: CASH PAYMENT ACCEPTED

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

14. ACCEPTANCE OF A CASH PAYMENT IN LIEU OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT FROM T&M DEVELOPMENT GROUP, FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS AT EL CAMPO GRANDE AVENUE & RANGE ROAD IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$8,283; LAS VEGAS BOULEVARD & SLOAN LANE IN THE AMOUNT OF 0.7% OF THE TOTAL COST OR \$5,344; SPEEDWAY BOULEVARD & I-15 SOUTHBOUND RAMP IN THE AMOUNT OF 0.2% OF THE TOTAL COST OR \$1,115; SPEEDWAY BOULEVARD & I-15 NORTHBOUND RAMP IN THE AMOUNT OF 0.1% OF THE TOTAL COST OR \$604; TROPICAL PARKWAY & HOLLYWOOD BOULEVARD IN THE AMOUNT OF 0.2% OF THE TOTAL COST OR \$1,348; BELTWAY EB & RANGE ROAD IN THE AMOUNT OF 0.8% OF THE TOTAL COST OR \$6,092; BELTWAY WB & RANGE ROAD IN THE AMOUNT OF 0.4% OF THE TOTAL COST OR \$3,473; BELTWAY WB & RANGE ROAD - SOUTH LEG/DUAL LEFT IN THE AMOUNT OF 1.5% OF THE TOTAL COST OR \$1,817; BELTWAY WB & RANGE ROAD - EAST LEG/DUAL LEFT IN THE AMOUNT OF 0.6% OF THE TOTAL COST OR \$812; EL CAMPO GRANDE AVENUE & RANGE ROAD - NORTH LEG/DUAL LEFT IN THE AMOUNT OF 3.8% OF THE TOTAL COST OR \$4,774; LAS VEGAS BOULEVARD & SLOAN LANE - NORTH LEG/DUAL LEFT IN THE AMOUNT OF 0.2% OF THE TOTAL COST OR \$193; LAS VEGAS BOULEVARD & SLOAN LANE - WEST LEG/DUAL LEFT IN THE AMOUNT OF 2.5% OF THE TOTAL COST OR \$3,183; SPEEDWAY BOULEVARD & I-15 SB RAMP - NORTH LEG/DUAL LEFT IN THE AMOUNT OF 0.6% OF THE TOTAL COST OR \$812; TROPICAL PARKWAY & HOLLYWOOD BOULEVARD - SOUTH LEG/DUAL LEFT IN THE AMOUNT OF 0.6% OF THE TOTAL COST OR \$812; AND TROPICAL PARKWAY & HOLLYWOOD BOULEVARD - WEST LEG/DUAL LEFT IN THE AMOUNT OF 0.6% OF THE TOTAL COST OR \$729, FOR THE NORTHERN BELTWAY INDUSTRIAL CENTER, PHASE II, LOCATED ALONG EL CAMPO GRANDE AVENUE, EAST OF RANGE ROAD.

ACTION: CASH PAYMENT ACCEPTED

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

15. APPROVAL OF SPECIAL IMPROVEMENT DISTRICT NO. 60 (ALIANTE) APPORTIONMENT REPORT NO. 56, BASED UPON THE SUBDIVISION OF LAND INTO NUMEROUS NEW PARCELS NECESSITATING THE APPORTIONMENT OF THE ASSESSMENT ON WHICH AN IMPROVEMENT DISTRICT IS LEVIED.

ACTION: APPROVED

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

16. AMP-06-07 (LONE MOUNTAIN RETAIL CENTER); AN APPLICATION SUBMITTED BY ALEX SONG ON BEHALF OF LEON CHEN ET AL, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF EMPLOYMENT TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD. (SET PUBLIC HEARING FOR JUNE 20, 2007) (ASSOCIATED ITEM NO. 37, ORDINANCE NO. 2378)

ACTION: PUBLIC HEARING SET FOR JUNE 20, 2007

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

17. **AN APPEAL SUBMITTED BY DONIELL ELMORE-MURRAY, A PROPERTY OWNER WITHIN 300 FEET, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-44-06 (ALEXANDER & MLK); AN APPLICATION SUBMITTED BY GHASSAN SHAMOUN, ON BEHALF OF ZUHAIR ZORA AND GHASSAN SHAMOUN, PROPERTY OWNERS, FOR A USE PERMIT IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS, ON PROPERTY LOCATED AT 4009 NORTH MARTIN LUTHER KING BOULEVARD. (SET PUBLIC HEARING FOR JUNE 20, 2007)**

ACTION: PUBLIC HEARING SET FOR JUNE 20, 2007

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

18. **UN-114-04 (THE ALHAMBRA); AN APPLICATION SUBMITTED BY RUNVEE, INC., C/O TELISCHAK & CO., (JOHN TELISCHAK), PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW THE "ON-SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND LAMB BOULEVARD. (SET PUBLIC HEARING FOR JULY 5, 2007)**

ACTION: PUBLIC HEARING SET FOR JULY 5, 2007

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

BUSINESS

19. **SPR-15-07 (DEER SPRINGS NORTH 5TH); AN APPLICATION SUBMITTED BY CAMDEN DEVELOPMENT, INC., ON BEHALF OF CENTENNIAL POINTE, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT TO ALLOW A MULTI-FAMILY COMPLEX CONSISTING OF 214 MULTI-FAMILY UNITS ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTH 5TH STREET AND DEER SPRINGS WAY. (TABLED APRIL 18, MAY 2 AND MAY 16, 2007)**

Planning and Zoning Director Jory Stewart explained typically site plan reviews went to the Planning Commission for final action. Items # 19 through # 22 were before Council because of the parking waivers requested by the applicants.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas appeared on behalf of Camden Development, Inc. Mr. Gronauer mentioned the fact that Council had unanimously approved an Ordinance nine months prior which allowed a reduction in parking if certain requirements were met. He referred to previous Council rulings which made clear the vision for the North 5th Street Corridor was high intensity and high density with only multi-residential development allowed. He reminded Council of the terms that had been agreed upon regarding approval of reduction in parking, including numerous studies that had been carried out and submitted to the Traffic Engineering/Public Works Department. He said the Traffic Department recommended the parking reduction. He contended when developers bought property in the area they expected permission to request parking waivers because the requirements had been met.

Mr. Gronauer further explained that though the City's Police and Fire Departments had expressed concerns about safety issues, there was no evidence to support such concerns. He referred to some similar projects and said the projects before Council were well within established guidelines. Mr. Gronauer went on to say the projects were high quality multi family developments. He said the developers were extremely professional and, though not required, they would do a transportation study upon approval of the projects. In addition, they guaranteed two lanes of access to accommodate the commercial retail in the area.

Mayor Pro Tempore William Robinson asked Police Chief Mark Paresi, Fire Chief Al Gillespie and Public Works Director Majed Al-Ghafry to step up to the podium. Mayor Pro Tempore Robinson asked Chief Paresi and Chief Gillespie whether the accommodations the developers had agreed to mitigated their concerns. Chief Gillespie said he still had concerns regarding safety and code requirements, though he agreed the developers had been diligent in their efforts. Mayor Pro Tempore Robinson asked Chief Gillespie what was necessary to address the safety concerns. Chief Gillespie responded that there had been high call volume and difficulty in gaining access to similar projects due to people parked in authorized areas because of inadequate parking areas provided.

Chief Paresi agreed that similar communities had the highest call rate and heaviest workload for public safety staff because of displaced vehicles. He added there was also a higher victimization rate due to cars parked on the street. He noted that since the multi family residences were higher end, it was more likely that more of the residents would own vehicles.

Director Al-Ghafry agreed that the applicants had been diligent in meeting the Staff's requests and was enthusiastic about the additional actions the developers agreed to carry out which were not normally required.

Mayor Pro Tempore Robinson stressed safety of the residents and employees of the City were of utmost importance. He thought developers were likely to make a profit and then leave after five years, without regard to the community.

Councilwoman Smith commended the developers on their efforts. She read statements from previous discussions which reflected the parking studies were meant to give the developers data which they could use to request parking waivers, but they were not guaranteed. In her view the issue was not an individual parking waiver issue, but rather a policy change issue, and needed to be addressed as such, because there were four projects before Council which asked for parking waivers. For that reason she was reluctant to grant the developers' request.

Mr. Gronauer said he had tried to address the parking issues in search of a broader solution for several years, but had failed. He said he had provided all the information necessary by way of 263 parking studies.

Councilwoman Buck said she visited several of the sites at different times and in her opinion there was more than enough parking. She said the City of North Las Vegas required more parking spaces than other jurisdictions, and she felt some of that space could be used for landscaping or open area instead of unused parking space. She addressed Chief Gillespie's and Chief Paresi's concerns of cars parked on the street or double parked. She said those problems were easily solved by way of security and enforcement of parking laws. She said the land was zoned for high density use and transit. She said Traffic and the Fire Department had given their approval months ago and the City could not back out of their agreement with the developers at such a late point. She said the developers were willing to pave North 5th Street and make improvements that were not required. Furthermore, they were willing to perform additional improvements as determined by the traffic study they planned to obtain. She said if the current developers were denied, eventually other developers would build on the parcels without the same attention to the roads. She contended that many of the problems that had come up during the process were the City's fault and the developers should not be penalized for those issues.

Kenneth Angell, 1408 Danielle Rebecca Avenue, North Las Vegas said he lived in the area of Deer Springs and said traffic and parking were major problems that would get

worse with high density housing. He thought there was too much high density housing already. He said the corridor needed high end commerce which would create jobs.

Richard Cherchio, 417 Horse Pointe Avenue, North Las Vegas expressed concern for the safety of residents in high density areas. He said people would park illegally even if laws were put in place. He agreed with Mayor Pro Tempore Robinson's concern that the developers would make their money and then abandon the projects.

Mayor Montandon said the decisions that had been made regarding the area were not necessarily just with the intention that it be high density, but also for improvement and a transit system. He said the decisions were not easy and were the result of surveys of the community. He said people wanted less traffic, but requested things that required travel by car. He said density brought commerce, and development of North 5th Street and transit systems were not needed if there was a lack of density. Mayor Montandon disagreed with the assumption that developers would leave after five years and not be concerned with the long term repercussions, noting that Camden Development had 9,200 units in the area and had not added new units in ten years. He said the City could not solely have large homes on large lots, the infrastructure had to be built up.

Councilwoman Buck said she wanted to clarify that approval of the projects along the North 5th Street Corridor were not mistakes, the mistake was that the City lead the developers to believe the parking waivers would be approved and then rescinded.

Bob Borgerson, 7617 Island Rail, North Las Vegas agreed that the vision was not simply to have density, but to have a range of activities available within a condensed area. He did not want inadequate parking to result in people being ticketed or having to park a significant distance from their destination. He concurred that the discussions mentioned that parking waivers would be considered, not granted. He said people used to come to North Las Vegas to buy starter homes and there weren't many high end homes. He felt adding a number of apartment homes was detrimental to the City.

Councilwoman Buck stated that North Las Vegas had far less apartments and condos than other cities, and therefore less affordable housing.

Councilwoman Smith went on record to state that she did not feel the City had gone back on its word on the parking issue.

Bob Gronauer offered to address some of the issues brought up by the Police and Fire Departments. Mayor Pro Tempore Robinson said they had already heard from experts about those matters.

Director Stewart read the amended conditions into the record. Bob Gronauer asked for clarification of some of the conditions and was satisfied with the information given.

ACTION: AMENDED, AS FOLLOWS:

THE FOLLOWING LANGUAGE IS ADDED:

FULL HALF STREET CONSTRUCTION IS REQUIRED FOR THE AREA OF NORTH 5TH STREET ADJACENT TO THE DEVELOPMENT. THE CITY ALSO REQUIRES A MINIMUM OF TWO TWELVE FOOT LANES OF TRAVEL AND SIX FEET OF SHOULDER ON THE WEST SIDE OF NORTH 5TH STREET ADJACENT TO PARCELS 124-22-701-007, 124-22-801-008, 124-22-801-009, 124-22-801-010, 124-22-801-012 AND 124-22-801-014, AS WELL AS A SOUTHBOUND RIGHT TURN LANE AT CENTENNIAL AND NORTH FIFTH STREET. IN ORDER TO MEET THE MINIMUM REQUIRED IMPROVEMENTS, THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ANY AND ALL IMPROVEMENTS NOT CONSTRUCTED OR REQUIRED TO BE CONSTRUCTED BY DEER SPRINGS CROSS Councilman Eliason, , LLC. ALL STREET IMPROVEMENTS MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE DEVELOPER SHALL PARTICIPATE IN THE FUNDING OF A TRAFFIC STUDY THAT SHALL TAKE INTO ACCOUNT THE SURROUNDING AREA OF NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. THE CITY SHALL MAKE THE DECISION ON THE CONSULTANT TO PERFORM THE TRAFFIC STUDY. THE DEVELOPER SHALL PROVIDE THE FUNDING FOR THE TRAFFIC STUDY BY JUNE 30, 2007. SHOULD THE TRAFFIC STUDY DETERMINE THAT ADDITIONAL IMPROVEMENTS ARE WARRANTED, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADDITIONAL MITIGATION MEASURES AS DETERMINED BY THE CITY. ANY SUCH MITIGATION MEASURES MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE NORTH 5TH STREET IMPROVEMENTS, AS STIPULATED IN PREVIOUS CONDITIONS, MAY BE SATISFIED IF DEVELOPER PARTICIPATES IN A SPECIAL IMPROVEMENT DISTRICT TO CONSTRUCT ALL NECESSARY IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. IF A SPECIAL IMPROVEMENT DISTRICT IS CREATED FOR IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY, THE DEVELOPER AGREES TO PARTICIPATE IN THE SPECIAL IMPROVEMENT DISTRICT.

CONDITION NO. 7 IS DELETED IN ITS ENTIRETY.

CONDITION NO. 9 IS DELETED IN ITS ENTIRETY.

CONDITION NO. 32G IS AMENDED TO CHANGE 15 FOOT SETBACK TO 35 FOOT SETBACK FOR THE RESIDENTIAL BUILDING.

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

ACTION: APPROVED, AS AMENDED:

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

20. SPR-16-07 (DEER SPRINGS GOLDFIELD PROJECT); AN APPLICATION SUBMITTED BY CAMDEN DEVELOPMENT, INC., ON BEHALF OF CENTENNIAL POINTE, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW 214 MULTI-FAMILY UNITS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND GOLDFIELD STREET. (TABLED MAY 2 AND MAY 16, 2007)

ACTION: AMENDED, AS FOLLOWS:

THE FOLLOWING LANGUAGE IS ADDED:

FULL HALF STREET CONSTRUCTION IS REQUIRED FOR THE AREA OF NORTH 5TH STREET ADJACENT TO THE DEVELOPMENT. THE CITY ALSO REQUIRES A MINIMUM OF TWO TWELVE FOOT LANES OF TRAVEL AND SIX FEET OF SHOULDER ON THE WEST SIDE OF NORTH 5TH STREET ADJACENT TO PARCELS 124-22-701-007, 124-22-801-008, 124-22-801-009, 124-22-801-010, 124-22-801-012 AND 124-22-801-014, AS WELL AS A SOUTHBOUND RIGHT TURN LANE AT CENTENNIAL AND NORTH FIFTH STREET. IN ORDER TO MEET THE MINIMUM REQUIRED IMPROVEMENTS, THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ANY AND ALL IMPROVEMENTS NOT CONSTRUCTED OR REQUIRED TO BE CONSTRUCTED BY DEER SPRINGS CROSS, LLC. ALL STREET IMPROVEMENTS MUST BE SUBSTANTIALLY

COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE DEVELOPER SHALL PARTICIPATE IN THE FUNDING OF A TRAFFIC STUDY THAT SHALL TAKE INTO ACCOUNT THE SURROUNDING AREA OF NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. THE CITY SHALL MAKE THE DECISION ON THE CONSULTANT TO PERFORM THE TRAFFIC STUDY. THE DEVELOPER SHALL PROVIDE THE FUNDING FOR THE TRAFFIC STUDY BY JUNE 30, 2007. SHOULD THE TRAFFIC STUDY DETERMINE THAT ADDITIONAL IMPROVEMENTS ARE WARRANTED, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADDITIONAL MITIGATION MEASURES AS DETERMINED BY THE CITY. ANY SUCH MITIGATION MEASURES MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE NORTH 5TH STREET IMPROVEMENTS, AS STIPULATED IN PREVIOUS CONDITIONS, MAY BE SATISFIED IF DEVELOPER PARTICIPATES IN A SPECIAL IMPROVEMENT DISTRICT TO CONSTRUCT ALL NECESSARY IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. IF A SPECIAL IMPROVEMENT DISTRICT IS CREATED FOR IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY, THE DEVELOPER AGREES TO PARTICIPATE IN THE SPECIAL IMPROVEMENT DISTRICT.

CONDITION NO. 7C IS HEREBY DELETED.

CONDITION NO. 21D IS AMENDED TO READ: (D) LANDSCAPE BUFFERS A MINIMUM OF 10 FEET IN WIDTH ALONG THE EASTERN SIDE OF THE DEVELOPMENT AND THE SOUTHERN PROPERTY LINES.

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

ACTION: APPROVED, AS AMENDED:

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

21. SPR-17-07 (NORTH 5TH & ROME); AN APPLICATION SUBMITTED BY TRAMMELL CROW ON BEHALF OF DIAMOND CREEK ESTATES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT TO ALLOW 519 APARTMENT UNITS ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROME BOULEVARD AND NORTH 5TH STREET. (TABLED MAY 16, 2007)

Director Stewart read in the proposed amendments and Mayor Pro Tempore Robinson expressed discontent that he felt they were being negotiated at that point.

ACTION: AMENDED, AS FOLLOWS:

THE FOLLOWING LANGUAGE IS ADDED:

FULL HALF STREET CONSTRUCTION IS REQUIRED FOR THE AREA OF NORTH 5TH STREET ADJACENT TO THE DEVELOPMENT. THE CITY ALSO REQUIRES A MINIMUM OF TWO TWELVE FOOT LANES OF TRAVEL AND SIX FEET OF SHOULDER ON THE WEST SIDE OF NORTH 5TH STREET ADJACENT TO PARCELS 124-22-701-007, 124-22-801-008, 124-22-801-009, 124-22-801-010, 124-22-801-012 AND 124-22-801-014, AS WELL AS A SOUTHBOUND RIGHT TURN LANE AT CENTENNIAL AND NORTH FIFTH STREET. IN ORDER TO MEET THE MINIMUM REQUIRED IMPROVEMENTS, THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ANY AND ALL IMPROVEMENTS NOT CONSTRUCTED OR REQUIRED TO BE CONSTRUCTED BY DEER SPRINGS CROSS, LLC. ALL STREET IMPROVEMENTS MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE DEVELOPER SHALL PARTICIPATE IN THE FUNDING OF A TRAFFIC STUDY THAT SHALL TAKE INTO ACCOUNT THE SURROUNDING AREA OF NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. THE CITY SHALL MAKE THE DECISION ON THE CONSULTANT TO PERFORM THE TRAFFIC STUDY. THE DEVELOPER SHALL PROVIDE THE FUNDING FOR THE TRAFFIC STUDY BY JUNE 30, 2007. SHOULD THE TRAFFIC STUDY DETERMINE THAT ADDITIONAL IMPROVEMENTS ARE WARRANTED, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADDITIONAL MITIGATION MEASURES AS DETERMINED BY THE CITY. ANY SUCH MITIGATION MEASURES MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE NORTH 5TH STREET IMPROVEMENTS, AS STIPULATED IN

PREVIOUS CONDITIONS, MAY BE SATISFIED IF DEVELOPER PARTICIPATES IN A SPECIAL IMPROVEMENT DISTRICT TO CONSTRUCT ALL NECESSARY IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. IF A SPECIAL IMPROVEMENT DISTRICT IS CREATED FOR IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY, THE DEVELOPER AGREES TO PARTICIPATE IN THE SPECIAL IMPROVEMENT DISTRICT.

CONDITION NO. 2A IS AMENDED TO CHANGE "A MINIMUM OF 188,000 SQUARE FEET OF OPEN SPACE" TO "163,000 SQUARE FEET OF OPEN SPACE."

CONDITION NO. 2D IS AMENDED TO READ: LANDSCAPE BUFFERS A MINIMUM OF 20 FEET IN WIDTH ALONG ALL INTERIOR PROPERTY LINES.

CONDITION NO. 9 IS DELETED.

CONDITION NO. 25 IS DELETED.

CONDITION NO. 35C IS DELETED.

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

ACTION: APPROVED, AS AMENDED

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

- 22. SPR-18-07 (SHADE MULTI-FAMILY DEVELOPMENT); AN APPLICATION SUBMITTED BY BLUE HERON PROPERTIES ON BEHALF OF GOLDFIELD HOMES, LLC, AND GOLDFIELD CENTENNIAL, LLC, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW 379 CONDOMINIUM UNITS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND GOLDFIELD STREET.**

(TABLED MAY 16, 2007)

ACTION: AMENDED, AS FOLLOWS:

THE FOLLOWING LANGUAGE IS ADDED:

FULL HALF STREET CONSTRUCTION IS REQUIRED FOR THE AREA OF NORTH 5TH STREET ADJACENT TO THE DEVELOPMENT. THE CITY ALSO REQUIRES A MINIMUM OF TWO TWELVE FOOT LANES OF TRAVEL AND SIX FEET OF SHOULDER ON THE WEST SIDE OF NORTH 5TH STREET ADJACENT TO PARCELS 124-22-701-007, 124-22-801-008, 124-22-801-009, 124-22-801-010, 124-22-801-012 AND 124-22-801-014, AS WELL AS A SOUTHBOUND RIGHT TURN LANE AT CENTENNIAL AND NORTH FIFTH STREET. IN ORDER TO MEET THE MINIMUM REQUIRED IMPROVEMENTS, THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ANY AND ALL IMPROVEMENTS NOT CONSTRUCTED OR REQUIRED TO BE CONSTRUCTED BY DEER SPRINGS CROSS, LLC. ALL STREET IMPROVEMENTS MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE DEVELOPER SHALL PARTICIPATE IN THE FUNDING OF A TRAFFIC STUDY THAT SHALL TAKE INTO ACCOUNT THE SURROUNDING AREA OF NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. THE CITY SHALL MAKE THE DECISION ON THE CONSULTANT TO PERFORM THE TRAFFIC STUDY. THE DEVELOPER SHALL PROVIDE THE FUNDING FOR THE TRAFFIC STUDY BY JUNE 30, 2007. SHOULD THE TRAFFIC STUDY DETERMINE THAT ADDITIONAL IMPROVEMENTS ARE WARRANTED, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADDITIONAL MITIGATION MEASURES AS DETERMINED BY THE CITY. ANY SUCH MITIGATION MEASURES MUST BE SUBSTANTIALLY COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.

THE NORTH 5TH STREET IMPROVEMENTS AS STIPULATED IN PREVIOUS CONDITIONS MAY BE SATISFIED IF DEVELOPER PARTICIPATES IN A SPECIAL IMPROVEMENT DISTRICT TO CONSTRUCT ALL NECESSARY IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY. IF A SPECIAL IMPROVEMENT DISTRICT IS CREATED FOR IMPROVEMENTS ON NORTH 5TH STREET BETWEEN AZURE AVENUE AND THE 215 BELTWAY, THE DEVELOPER AGREES TO PARTICIPATE IN THE SPECIAL IMPROVEMENT DISTRICT.

MOTION: Councilwoman Buck

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

ACTION: APPROVE, AS AMENDED

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

PUBLIC HEARINGS (CON'T)

3. **VAC-03-07 (NORTH 5TH & ROME); AN APPLICATION SUBMITTED BY TRAMMELL CROW ON BEHALF OF DIAMOND CREEK ESTATES, PROPERTY OWNER, TO VACATE 1320 FEET OF ENGEL AVENUE COMMENCING APPROXIMATELY 610 FEET NORTH OF ROME BOULEVARD AND WEST OF NORTH 5TH STREET. (CONTINUED MAY 16, 2007)**

Mayor Montandon opened the public hearing.

There was no public participation.

Mayor Montandon closed the public hearing.

ACTION: APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. DEDICATION OF THE FOLLOWING STREETS, PER THE *MASTER PLAN OF STREETS AND HIGHWAYS*, IS REQUIRED:
 - a. GOLDFIELD STREET
 - b. ROME BOULEVARD
 - c. NORTH 5TH STREET
 - d. ASSOCIATED SPANDRELS
2. THE VACATION IS REQUIRED TO RECORD CONCURRENT WITH THE FINAL MAP. SHOULD THE ORDER OF VACATION NOT

RECORD WITHIN TWO YEARS FROM THE APPROVAL DATE,
THE VACATION SHALL BE DEEMED NULL AND VOID.

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

Referring to Items No. 19 through 22, Mayor Pro Tempore Robinson told City Manager Rose that Council Members needed to receive their information packets sooner.

BUSINESS (CON'T)

23. **AWARD OF THE COMMUNITY PARK RENOVATION IMPROVEMENTS PROJECT BID NO. 1259 AND ADDITIVE ALTERNATES NO. 2 & 3 TO CAPRIATI CONSTRUCTION IN THE TOTAL AMOUNT OF \$3,151,458.80, FOR THE DESIGN AND CONSTRUCTION OF RENOVATION IMPROVEMENTS AT THE FOLLOWING NORTH LAS VEGAS PARKS: BORIS, COLLEGE, FLORES, HARTKE, KNEIP, SEASTRAND, TONOPAH, AND WINDSOR PARKS. (CNLV CONTRACT NO. C-6565)**

ACTION: BID AWARDED

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

24. **APPROVAL OF CONSTRUCTION CHANGE ORDER NO. 2 TO THE "A" CHANNEL - THREE BRIDGES PROJECT, BID NO. 1156, WITH MEADOW VALLEY CONTRACTORS, INC., IN THE AMOUNT OF \$141,873.68, TO BE FUNDED BY THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT FOR WORK NOT INCLUDED IN THE ORIGINAL CONTRACT, AND FOR APPROVED AND COMPLETED FINAL WORK QUANTITIES NOT INCLUDED IN THE ORIGINAL BID. (CNLV CONTRACT NO. C-5682)**

ACTION: APPROVED

MOTION: Councilwoman Buck

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

25. APPROVAL OF AN INTERLOCAL CONTRACT WITH THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT, IN AN AMOUNT NOT TO EXCEED \$546,905, TO BE FUNDED BY THE DISTRICT TO DESIGN AND ACQUIRE RIGHT-OF-WAY ASSOCIATED WITH THE SIMMONS STREET DRAINAGE IMPROVEMENTS, CAREY AVENUE TO CRAIG ROAD PROJECT. (CNLV CONTRACT NO. C-6566)

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 OF AMENDMENT NUMBER 1, TO THE INTERLOCAL AGREEMENT WITH CLARK COUNTY SOCIAL SERVICE TO PROVIDE THE SERVICE OF MAKING HARDSHIP RECOMMENDATIONS FOR PROPERTY OWNERS WITHIN AN ASSESSMENT DISTRICT, PER NEVADA REVISED STATUTES 271.357, FOR THE PERIOD OF JULY 1, 2007 THROUGH JUNE 30, 2008, WITH THE OPTION TO RENEW FOR FOUR ONE-YEAR PERIODS. (CNLV CONTRACT NO. C-6327)

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

27. APPROVAL OF AN INTERLOCAL AGREEMENT FOR THE RELOCATION OF A 12" WATER MAIN LOCATED ON A UTILITY BRIDGE THAT CROSSES I-15,

SOUTH OF LAKE MEAD BOULEVARD TO BE FUNDED BY THE NEVADA DEPARTMENT OF TRANSPORTATION. (CNLV CONTRACT NO. C-6567)

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

28. APPROVAL FOR THE CITY MANAGER TO APPLY FOR AND EXECUTE A 25-YEAR LEASE EXTENSION WITH THE BUREAU OF LAND MANAGEMENT FOR THE 160-ACRE MCCOOL REGIONAL PARK, LOCATED AT 4400 WEST HORSE DRIVE, AT THE NORTHEAST CORNER OF DECATUR BOULEVARD AND HORSE DRIVE, EFFECTIVE OCTOBER 7, 2006 AND EXPIRES JUNE, 2032. (CNLV CONTRACT NO. C-6075)

Councilwoman Buck stated she had received complaints from residents regarding the noise from planes in the area and some changes needed to be made in that respect.

ACTION: APPROVED; STAFF DIRECTED TO LOOK AT A POLICY REGULATING THE HOURS OF OPERATION OF THE MODEL PLANE AREA OR MOVING THE AREA AWAY FROM HOMES.

MOTION: Councilwoman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

29. RATIFICATION OF A NON-MATCHING APPLICATION FOR GRANT FUNDS SUBMITTED TO THE LAS VEGAS CONVENTION AND VISITORS AUTHORITY, IN THE AMOUNT OF \$42,000, TO REMODEL THE PUBLIC RESTROOMS AND RENOVATE THE LOCKER ROOMS FOR PROGRAMMABLE SPACE AND MODERNIZATION AT THE NEIGHBORHOOD RECREATION CENTER, LOCATED AT 1638 NORTH BRUCE STREET.

ACTION: RATIFIED, AS AMENDED; AMOUNT OF GRANT APPLICATION AMENDED TO \$30,000

MOTION: Mayor Montandon

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

30. RATIFICATION OF A SIX YEAR LOCAL UNION CONTRACT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS' LOCAL #1607, SUPERVISOR AND NON-SUPERVISOR BARGAINING UNITS, IN THE AMOUNT OF \$10,660,617, FOR THE PERIOD OF JULY 1, 2007 THROUGH JUNE 30, 2013. (CNLV CONTRACT NO. C-6568)

Mayor Montandon thanked everyone involved for their hard work on the contract.

ACTION: RATIFIED

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

31. RATIFICATION OF AN APPLICATION FOR GRANT FUNDS TO THE NATIONAL CENTER FOR CIVIC INNOVATION, TRAILBLAZER GRANT PROGRAM, IN THE AMOUNT OF \$12,500 TO HELP SUPPLEMENT THE PRINTING COST OF THE 2007 PERFORMANCE REPORT AND TO CONDUCT CITIZEN FOCUS GROUPS TO IMPROVE THE READABILITY AND PRESENTATION OVER FUTURE YEAR REPORTS.

ACTION: RATIFIED

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

32. APPROVAL TO AMEND THE 2006-2007 STAFFING PATTERN AS FOLLOWS:

(ALL STAFFING PATTERN CHANGES WILL BE PROCESSED WHEN ADMINISTRATIVELY FEASIBLE)

I. POLICE DEPARTMENT

A. Internal Affairs

- 1. Reclassify one (1) Police Sergeant PS 61 to Police Labor Relations Liaison PS 61**

Bob Borgerson, 7617 Island Rail, North Las Vegas said he didn't understand why the City would take a police officer off the street and pay him to do Union work. He asked whether the Fire Department had been granted a comparable position and wanted an explanation if they had not.

Richard Cherchio, 417 Horse Pointe Avenue, North Las Vegas stated that he had been a union president and believed that this was not a union issue, but a policy issue. He contended it was a precedent-setting deviation from normal labor relations and negotiations policy. He questioned why the position would be paid by taxpayers and said it should be part of contract negotiations.

Ken Angell, 1408 Danielle Rebecca Avenue, North Las Vegas said the City needed more police officers and not a union liaison with a large salary paid by taxpayers.

Councilman Eliason agreed with Mr. Cherchio's point that the decision should be made via contract negotiations and not by Council.

Mayor Montandon said in his view there were two separate issues. One was the question of whether a Labor Relations Liaison was needed, and the second was whether such a decision should be made by a staffing pattern change or as part of union contract negotiations. He said union negotiations were underway and a contract was expected soon.

Mayor Pro Tempore Robinson asked how the matter had come before Council.

Human Resources Director Joyce Lira explained a Labor Relations Liaison was beneficial to the City because the position actually worked for the City and the Union. They could work on issues without having to wait for a new contract to come up. She also stated the person who was elected to the position would keep the same pay, there would not be a salary increase. In response to the question of whether the Fire Department had such a position, Director Lira said it did not but it was negotiable for the future. She said the Police Department needed the position so that a police officer could focus solely on his duties and safety without the added functions of a liaison.

City Manager Rose said the process of the City developing the position began months

before contract negotiations with the Police Officers' Association (POA) began.

Fire Captain Jeffrey Hurley said the Fire Department had declined the option of having its own full time liaison because they worked twenty-four hour shifts and the liaison position would be structured on a forty hour work week. However, he thought the position was useful and thought the Police Department should have a person other than a police officer who could be dedicated to other business.

Mayor Montandon reiterated he thought the timing was bad as contract negotiations would be underway shortly.

Willa Chaney, 724 Oak Ridge Court, North Las Vegas requested the matter be tabled because she thought it was precedent-setting. She wanted time for the taxpayers to become informed on the matter before proceeding.

Councilwoman Smith stated the precedent had already been set with the Teamsters contract. She thought not approving the position would be unfair reverse-precedent-setting. She felt the position was necessary.

Mayor Pro Tempore Robinson asked if the position was part of the last Teamsters contract. City Manager Rose said it was originally accepted outside of the negotiation process in 2002, and then negotiated back in.

Dana Phillips, Business Agent for Teamsters Local 14 said under their contract in 2000, there was a negotiated position of Chief Shop Steward. That position expanded into the full time Labor Relations Liaison position midway during the contract, in 2002. She said the existence of that position saved the City about \$300,000 in grievance and arbitration fees during the life of the contract. In 2005 there was a contract opening and the position was brought to the table. There was a Letter of Understanding that the position was contingent upon the life of the contract. She thought it was an important position for the POA and the City but thought it was unfair that it was being considered outside of the contract, contrary to what had been done with the Teamsters. She said the City needed to be consistent with the policy.

City Manager Rose said the position would, in fact, be included in the POA's contract negotiations. Mayor Montandon suggested they wait until the matter was finalized between the POA and Human Resources and Director Lira agreed that was an option.

Terrance McAllister, North Las Vegas Police Officers' Association, 3400 West Craig Road, North Las Vegas said he had tried very hard to establish a good working relationship with the City. He said he grew up in North Las Vegas and cared very much about the City, both as a resident and an employee. He observed citizens went to City Council Meetings and complained but did not offer solutions. He said the liaison position had existed in the Police Department for many years but was undocumented. He said it was not a matter of a salary increase as it was a reclassification with salary relative to the

position the person already held. He contended it was only a formalization of a position already in existence.

Mayor Montandon said he would not support the item because of the timing. Mr. McAllister reminded Council they started working on the matter months ago and it was delayed several times, it was not something that was added at the last minute.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: Mayor Montandon, Councilman Eliason

ABSTAIN: None

33. RESOLUTION NO. 2378; A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Resolution 2378 as introduced by the City Manager:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

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

34. RESOLUTION NO. 2379; A RESOLUTION CONCERNING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215) AND DETERMINING THE COST TO BE ASSESSED, AND AUTHORIZING, ORDERING AND DIRECTING THE CITY ENGINEER TO PREPARE THE PROPOSED FINAL ASSESSMENT ROLL.

Resolution 2379 as introduced by the City Manager:

A RESOLUTION CONCERNING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215) AND DETERMINING THE COST TO BE ASSESSED, AND AUTHORIZING, ORDERING AND DIRECTING THE CITY ENGINEER TO PREPARE THE PROPOSED FINAL ASSESSMENT ROLL.

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

35. RESOLUTION NO. 2380; A RESOLUTION FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE ASSESSMENT ROLL RELATING TO THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215) WILL BE HEARD; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Resolution 2380 as introduced by the City Manager:

A RESOLUTION FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE ASSESSMENT ROLL RELATING TO THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215) WILL BE HEARD; 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

ORDINANCES

INTRODUCTION ONLY

36. **ORDINANCE NO. 2377; AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-05-07); AMENDING SECTION 17.12.020, TO ADD A DEFINITION FOR AN "AUTOMOBILE IMPOUND YARD"; AND TO REMOVE THIS TYPE OF USE AS A PRINCIPALLY PERMITTED USE, AND TO REQUIRE A SPECIAL USE PERMIT FOR AN "AUTOMOBILE IMPOUND YARD" IN SECTION 17.20.140 (M-2 GENERAL INDUSTRIAL DISTRICT) AND SECTION 17.20.150 (M-3 HEAVY INDUSTRIAL DISTRICT); AND TO AMEND SECTION 17.24.020(C)(2) STANDARDS AND PROVISIONS FOR AN "AUTOMOBILE IMPOUND YARD"; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR JUNE 20, 2007)**

Ordinance No. 2377 as introduced by the City Clerk:

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-05-07); AMENDING SECTION 17.12.020, TO ADD A DEFINITION FOR AN "AUTOMOBILE IMPOUND YARD"; AND TO REMOVE THIS TYPE OF USE AS A PRINCIPALLY PERMITTED USE, AND TO REQUIRE A SPECIAL USE PERMIT FOR AN "AUTOMOBILE IMPOUND YARD" IN SECTION 17.20.140 (M-2 GENERAL INDUSTRIAL DISTRICT) AND SECTION 17.20.150 (M-3 HEAVY INDUSTRIAL DISTRICT); AND TO AMEND SECTION 17.24.020(C)(2) STANDARDS AND PROVISIONS FOR AN "AUTOMOBILE IMPOUND YARD"; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR JUNE 20, 2007)

ACTION: FINAL ACTION SET FOR JUNE 20, 2007

37. **ORDINANCE NO. 2378; 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 4.24 + ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-101-07, LONE MOUNTAIN RETAIL CENTER), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 20, 2007) (ASSOCIATED ITEM NO. 16, AMP-06-07)**

Ordinance No. 2378 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 4.24+ ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-101-07, LONE MOUNTAIN RETAIL CENTER), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 20, 2007) (ASSOCIATED ITEM NO. 16, AMP-06-07)

ACTION: FINAL ACTON SET FOR JUNE 20, 2007

38. **ORDINANCE NO. 2379; AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 13.24.080 TO IMPOSE A REGIONAL WASTEWATER USER CHARGE AS FOLLOWS - FOUR (4) PERCENT AS A PERCENTAGE OF THE TOTAL WASTEWATER BILL FOR COMMERCIAL CUSTOMERS, EIGHTY (80) CENTS PER MONTH FOR EACH RESIDENTIAL CUSTOMER, SIXTY (60) CENTS PER MONTH FOR EACH MULTIFAMILY UNIT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR JUNE 20, 2007)**

Ordinance No. 2379 as introduced by the City Clerk:

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS AS FOLLOWS: AMENDING SECTION 13.24.080 TO IMPOSE A REGIONAL WASTEWATER USER CHARGE AS FOLLOWS - FOUR (4) PERCENT AS A PERCENTAGE OF THE TOTAL WASTEWATER BILL FOR COMMERCIAL CUSTOMERS, EIGHTY (80) CENTS PER MONTH FOR EACH RESIDENTIAL CUSTOMER, SIXTY (60) CENTS PER MONTH FOR EACH MULTIFAMILY UNIT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR JUNE 20, 2007)

ACTION: FINAL ACTION SET FOR JUNE 20, 2007

ORDINANCES
FINAL ACTION

39. **ORDINANCE NO. 2275; 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 30.79+ ACRES THEREIN FROM A C-2, GENERAL COMMERCIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-27-06, CELEBRATE VILLAGE), FOR PROPERTY LOCATED WEST OF MARTIN L. KING BOULEVARD AND APPROXIMATELY 800 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JUNE 7, JULY 5, AND OCTOBER 18, 2006, AND FEBRUARY 21 AND APRIL 18, 2007)**

Ordinance 2275 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 30.79+ ACRES THEREIN FROM A C-2, GENERAL COMMERCIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-27-06, CELEBRATE VILLAGE), FOR PROPERTY LOCATED WEST OF MARTIN L. KING BOULEVARD AND APPROXIMATELY 800 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JUNE 7, JULY 5, AND OCTOBER 18, 2006, AND FEBRUARY 21 AND APRIL 18, 2007)

ACTION: WITHDRAWN, WITHOUT PREJUDICE

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

40. **ORDINANCE NO. 2276; 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 6.15+ ACRES THEREIN FROM A C-2 GENERAL COMMERCIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (ZN-28-06, CELEBRATE VILLAGE), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND CORALIE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JUNE 7, JULY 5, AND OCTOBER 18, 2006, AND FEBRUARY 21 AND APRIL 18, 2007)**

Ordinance 2276 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 6.15+ ACRES THEREIN FROM A C-2 GENERAL COMMERCIAL DISTRICT TO AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT (ZN-28-06, CELEBRATE VILLAGE), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND CORALIE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JUNE 7, JULY 5, AND OCTOBER 18, 2006, AND FEBRUARY 21 AND APRIL 18, 2007)

ACTION: WITHDRAWN, WITHOUT PREJUDICE

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

41. **ORDINANCE NO. 2359; 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 4.33+ ACRES THEREIN FROM AN R-2, TWO FAMILY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-47-07, REGENA TOWNHOMES), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED APRIL 4, APRIL 18, MAY 2, AND MAY 16, 2007)**

Ordinance 2359 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 4.33+ ACRES THEREIN FROM AN R-2, TWO FAMILY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-47-07, REGENA TOWNHOMES), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

(CONTINUED APRIL 4, APRIL 18, MAY 2, AND MAY 16, 2007)

ACTION: CONTINUED TO JULY 18, 2007

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

42. ORDINANCE NO. 2354; AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, AMENDING ORDINANCE NO. 2148, WHICH AMENDED ORDINANCE NO. 1429 APPROVING AN AMENDMENT TO THE AUGUST 2, 2000 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND ALIANTE COMMONS, LLC FOR THE DEVELOPMENT OF LAND; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 43, ORDINANCE NO. 2371)

Ordinance No. 2354 as introduced by the City Manager:

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS, AMENDING ORDINANCE NO. 2148, WHICH AMENDED ORDINANCE NO. 1429 APPROVING AN AMENDMENT TO THE AUGUST 2, 2000 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND ALIANTE COMMONS, LLC FOR THE DEVELOPMENT OF LAND; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 43, ORDINANCE NO. 2371)

ACTION: CONTINUED TO BE REINTRODUCED ON JULY 5, 2007; SET FINAL ACTION FOR JULY 18, 2007

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

43. ORDINANCE NO. 2371; 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 8.25+ ACRES THEREIN FROM AN R-2, TWO FAMILY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-70-07, INDIGO), FOR PROPERTY LOCATED WEST OF WILLIS STREET AND APPROXIMATELY 380 FEET NORTH OF ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 42, ORDINANCE NO. 2354)

Ordinance No. 2371 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 8.25+ ACRES THEREIN FROM AN R-2, TWO FAMILY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-70-07, INDIGO), FOR PROPERTY LOCATED WEST OF WILLIS STREET AND APPROXIMATELY 380 FEET NORTH OF ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 42, ORDINANCE NO. 2354)

Director Stewart displayed a map of the Development Agreement which was approved August 2, 2000 and summarized the amendments.

Stephanie Allen, 3800 Howard Hughes Parkway, Las Vegas spoke on behalf of the applicant. She said the City had approved an updated Master Plan amendment in November 2006 which converted a portion of the zone to multi family use. She said the proposed revisions were consistent with the foregoing zone change. She said there had been three neighborhood meetings and many of the amendments requested were intended to accommodate the neighbors' wishes. She went on to outline the proposed amendments and why they were necessary. As she spoke it became apparent that changes had been made since the Ordinance was introduced. As a result, the Ordinance had to be re-introduced at a future meeting in compliance with the Open Meeting Law. Director Stewart said the development agreement had to be approved before the zone change.

Councilwoman Buck asked for a copy of the petition that went to the Planning Commission.

City Manager Rose asked Council for direction on some of the items that were contentious. Director Stewart referred to a section where the applicant requested to waive the required balconies and substitute view fencing for block wall. The City disagreed with the prudence of those requests. Mayor Montandon agreed to hear opinions on the proposed revisions in an effort to help the applicants put forth an acceptable proposal. Ms. Allen read the rest of the amendments that were requested.

Iris Jane Gross, P. O. Box 336314, North Las Vegas was unhappy about the fact that the applicant kept making changes to the amendments, making it difficult for residents to stay informed. Her concern was the density issue resulting in crime and traffic problems. She did not understand how a traffic study would be done after approvals were granted. She did not like the idea of adding townhouses or condos to an already busy commercial area. She said the developer kept adding more units to what they originally asked to build. She said the bordering residential area was high end. Affordable housing, though needed, did not belong there in her opinion. She was afraid it would develop into subsidized housing and Mayor Montandon assured her that was not the case. She said the new businesses that were built in the neighborhood produced high traffic volume and she didn't understand why the City wanted the area to be so congested.

Mayor Pro Tempore Robinson left Chambers at 8:25 P.M. and returned at 8:28 P. M.

Lou Rizzo, 4222 El Campo Grande, North Las Vegas, NV echoed Ms. Gross' concerns about increased crime and traffic resulting from higher density in the area. He said there were already traffic problems and not enough police presence in the area. Councilwoman Buck left Chambers at 8:30 P.M. and returned at 8:32 P.M.

Robert Black, 4109 Boston Bell Court, North Las Vegas said he was the Association President for the bordering Paseo Ridge single family residential community, and that the community was unanimously agreed that the Kennedy Group had addressed the community's concerns. Councilman Eliason left Chambers at 8:37 P.M. and returned at 8:40 P.M.

Carrie Black, 4109 Boston Bell Court, North Las Vegas said the community was in favor of the zone change. She said Kennedy Commercial had worked very hard to accommodate her community, and promised to gate Paseo Ridge. She felt there were either going to be town home or apartments built, in which case town homes were more favorable than apartments since they were managed and gated, however, she did not want the town homes to become rentals. She liked the fact that the town home development would have its own pool and park, which made it less likely the residents of the new development would go into Paseo Ridge to use their amenities. She said Kennedy had agreed to take all available measures to ensure the new community would be segregated from the neighboring single family development.

Michael Mason, 5705 Sienna Rose Street, North Las Vegas said he lived directly across from where the new dwellings would be built. Though he shared the concerns about traffic and crime, he also supported Kennedy Commercial's plans.

Cheyenne and Stacy Ewing, 4228 Iris Pearl Avenue, North Las Vegas agreed with the other residents who were in favor of the re-zoning.

Mark Paige, 5625 Sienna Rose Street, North Las Vegas was in favor of the re-zoning. He was appreciative of the fact that Kennedy Commercial had offered to gate Paseo Ridge and take other measures to ensure the privacy of the community and its park.

Director Stewart said due to the layout of the Paseo Ridge community it was not possible to gate the community because some homes would wind up being gated outside of their own community.

ACTION: CONTINUED TO JULY 18, 2007

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

44. ORDINANCE NO. 2373; 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 2.34 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-100-07, LAS VEGAS SPEEDWAY WAREHOUSE), FOR PROPERTY LOCATED EAST OF MADGE LANE AND 320 FEET SOUTH OF BUFFY ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance 2373 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 2.34 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-100-07, LAS VEGAS SPEEDWAY WAREHOUSE), FOR PROPERTY LOCATED EAST OF MADGE LANE AND 320 FEET SOUTH OF BUFFY ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

Buck and Eliason
NAYS: None
ABSTAIN: None

45. **ORDINANCE NO. 2374; 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 41 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-99-07, ANN & MOUNT HOOD), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND MT. HOOD STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance 2374 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 41 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-99-07, ANN & MOUNT HOOD), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND MT. HOOD STREET, 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

46. **ORDINANCE NO. 2375; 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 2.57+ ACRES THEREIN FROM AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-07, ALEXANDER & MLK), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER**

MATTERS PROPERLY RELATING THERETO.

Ordinance 2375 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 2.57+ ACRES THEREIN FROM AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-07, ALEXANDER & MLK), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

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

APPOINTMENTS

47. APPOINTMENT OF A PUBLIC MEMBER TRUSTEE TO THE LIBRARY DISTRICT BOARD OF TRUSTEES FOR A TERM TO EXPIRE JUNE 30, 2011.

ACTION: TABLED TO JUNE 20, 2007

MOTION: Councilwoman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

COUNCIL ITEMS

Councilwoman Smith directed Staff to schedule a work session to discuss parking and waiver requirements.

CITY MANAGER'S REPORT

There was no report.

PUBLIC FORUM

Scott Sauer, 5629 Midnight Breeze, North Las Vegas, suggested parking problems may be addressed in the new Title 17.

Staff congratulated Mayor Pro Tempore Robinson on his reelection.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 9:20 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: August 1, 2007

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

ATTEST:

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