

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

January 16, 2008

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

**CALL TO ORDER**

6:00 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**COUNCIL PRESENT**

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

**STAFF PRESENT**

City Manager Gregory Rose	Human Resources Director Joyce Lira
Assistant City Manager Sam Chambers	Information Technology Director Steve Chapin
Assistant City Manager Maryann Ustick	Library Director Kathy Pennell
City Attorney Carie Torrence	Parks and Recreation Director Mike Henley
City Clerk Karen L. Storms	Acting Planning and Zoning Director Frank Fiori
Communications Director Brenda Fischer	Acting Chief of Police Joe Chronister
Economic Development Director Mike Majewski	Acting Public Works Director Dr. Qiong Liu
Finance Director Phil Stoeckinger	Assistant to the City Manager Michelle Bailey-Hedgepeth
Fire Chief Al Gillespie	Senior Assistant to the City Manager Kenny Young
General Services Director Eric Dabney	Planning and Zoning Manager Marc Jordan
	Assistant City Clerk Anita Sheldon

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

**INVOCATION**

Byron Goynes

**PLEDGE OF ALLEGIANCE**

Councilwoman Shari Buck

**PUBLIC FORUM**

**James Berzon, 1929 Crown Lodge Lane, North Las Vegas** spoke about security concerns in the neighborhoods of Autumn Ridge Circle and Springdale; and requested installation of a brick wall along Clark County 215 abutting the Springdale subdivision.

**AGENDA**

**1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF JANUARY 16, 2008.**

ACTION: APPROVED AS AMENDED; ITEM NO. 2 CONTINUED TO FEBRUARY 20, 2008; ITEM NO. 21 TABLED TO FEBRUARY 6, 2008

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

**CONSENT AGENDA**

**9. APPROVAL OF AN APPLICATION FOR A DAY NURSERY BUSINESS LICENSE FOR MARISELA AND RAMON CARVAJAL, DBA MARISELA'S FAMILY DAY CARE, 4731 GUNLOCK CIRCLE, NORTH LAS VEGAS, NEVADA, 89031.**

ACTION: APPROVED

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

**10. APPROVAL OF AN APPLICATION FOR BRUCE G. RORAFF, JR., AS THE KEY EMPLOYEE FOR THE BEER/WINE OFF-SALE AND RESTRICTED GAMING BUSINESS LICENSES FOR GOLDFIELD 1 LLC, DBA BOB'S MARKET, 70 EAST CENTENNIAL PARKWAY, NORTH LAS VEGAS, NEVADA, 89084.**

ACTION: APPROVED

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

**11. APPROVAL OF A SETTLEMENT AGREEMENT AND MUTUAL RELEASE BETWEEN THE REGIONAL FRANCHISE JURISDICTIONS AND COX COMMUNICATIONS IN THE AMOUNT OF \$117,500 IN REVENUE FOR UNPAID FRANCHISE FEES FOR THE PERIOD OF OCTOBER 1, 2001 THROUGH DECEMBER 31, 2007. (CNLV Contract No. C-6711)**

ACTION: APPROVED

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

**BUSINESS**

**12. APPROVAL TO AMEND THE 2007-2008 STAFFING PATTERN AS FOLLOWS:  
(ALL STAFFING PATTERN CHANGES WILL BE PROCESSED WHEN  
ADMINISTRATIVELY FEASIBLE)**

**A. NEIGHBORHOOD SERVICES**

1. Code Enforcement
  - a. Transfer one (1) vacant Parks Maintenance Crew Leader TS17 from Parks and Recreation, Maintenance Division to Office of Neighborhood Services, Code Enforcement Division.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Buck

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

NAYS: None

ABSTAIN: None

**13. APPROVAL TO AMEND THE 2007-2008 STAFFING PATTERN AS FOLLOWS:  
(ALL STAFFING PATTERN CHANGES WILL BE PROCESSED WHEN  
ADMINISTRATIVELY FEASIBLE)**

**A. POLICE DEPARTMENT**

1. Title Change Only: Three (3) Assistant Chief of Police ADD45 to Deputy Chief of Police ADD45
2. Title Change and Salary Upgrade: One (1) Vacant Deputy Chief of Police ADD45 to Assistant Chief of Police ADD46

ACTION: APPROVED

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

**14. AWARD OF BID NUMBER 1265 AND APPROVAL OF A CONTRACT WITH LAS VEGAS PAVING, INC., IN THE AMOUNT OF \$4,162,610 FUNDED BY THE SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT, PHASE 2 AND 3 FOR THE LAS VEGAS WASH TRAILS PHASE II. (CNLV Contract No. C-6712)**

ACTION: BID AWARDED AND CONTRACT APPROVED

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

**15. AWARD OF BID NUMBER 1287 AND APPROVAL OF A CONTRACT WITH RICHARDSON CONSTRUCTION INC., IN THE AMOUNT OF \$4,704,000 FUNDED BY GENERAL OBLIGATION BONDS FOR THE FIRE STATION 53 PROJECT LOCATED AT 2800 WEST GOWAN ROAD EAST OF SIMMONS STREET. (CNLV Contract No. C-6713)**

ACTION: BID AWARDED AND CONTRACT APPROVED

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

16. **AWARD OF BID NUMBER 1301 AND APPROVAL OF A CONTRACT WITH BURKE & ASSOCIATES, INC., IN THE AMOUNT OF \$7,791,199 FUNDED BY GENERAL OBLIGATION BONDS FOR THE ALEXANDER LIBRARY AND PARK PROJECT LOCATED ON ALEXANDER ROAD WEST OF MARTIN L. KING BOULEVARD. (CNLV Contract No. C-6714)**

ACTION: BID AWARDED AND CONTRACT APPROVED

MOTION: Councilwoman Smith

SECOND: Councilwoman Buck

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

NAYS: None

ABSTAIN: None

17. **ACCEPTANCE OF A GRANT AWARD IN THE AMOUNT OF \$4,000 FROM WALMART, INC., LOCATED AT 5940 LOSEE ROAD, NORTH LAS VEGAS, NEVADA, 89081 WHICH WILL PROVIDE FUNDING FOR ACTIVITIES ADMINISTERED BY THE POLICE DEPARTMENT'S COMMUNITY SERVICES DIVISION.**

ACTION: GRANT AWARD ACCEPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

18. **ACCEPTANCE OF A GRANT AWARD FROM THE NEVADA OFFICE OF THE ATTORNEY GENERAL, UNDER THE VIOLENCE AGAINST WOMEN ACT IN THE AMOUNT OF \$50,000, REQUIRING A CASH MATCH IN THE AMOUNT OF \$34,000 TO PROVIDE VICTIM ADVOCACY SERVICES BY THE POLICE DEPARTMENT.**

ACTION: GRANT AWARD ACCEPTED

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

**19. RATIFICATION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, UNDER THE FY2008 GANG RESISTANCE EDUCATION AND TRAINING PROGRAM IN THE AMOUNT OF \$68,681, REQUIRING A CASH MATCH IN THE AMOUNT OF \$111,644 TO PROVIDE EDUCATION ON THE POSITIVE ASPECTS OF GANG AVOIDANCE TO MIDDLE SCHOOL STUDENTS BY THE POLICE DEPARTMENT.**

ACTION: GRANT APPLICATION RATIFIED

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

City Manager Rose stated Public Hearings would be heard next. Business continued after Item No. 8.

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

**2. AN APPEAL SUBMITTED BY THE CITY OF NORTH LAS VEGAS OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE SPR-54-07 (ELDORADO APARTMENTS); AN APPLICATION SUBMITTED BY WP SOUTH ACQUISITIONS, LLC, ON BEHALF OF PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN O-L/DA OPEN LAND DEVELOPMENT AGREEMENT DISTRICT FOR A 364-UNIT MULTI-FAMILY DEVELOPMENT ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF REVERE STREET AND CENTENNIAL PARKWAY.**

ACTION: CONTINUED TO FEBRUARY 20, 2008

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

3. **AMP-18-07 (PARK HIGHLANDS WEST PARCEL); AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NOVEMBER 2005, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE CITY OF NORTH LAS VEGAS COMPREHENSIVE MASTER PLAN, LAND USE ELEMENT, TO CHANGE THE LAND USES FROM SINGLE FAMILY LOW (UP TO 6 DWELLING UNITS/ACRE), SINGLE FAMILY MEDIUM (UP TO 13 DWELLING UNITS/ACRE), MULTI-FAMILY (UP TO 25 DWELLING UNITS/ACRE), OPEN SPACE, NEIGHBORHOOD COMMERCIAL, PUBLIC SEMI-PUBLIC AND MIXED-USE NEIGHBORHOOD TO MASTER PLANNED COMMUNITY ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DECATUR BOULEVARD AND GRAND TETON DRIVE.**

Mayor Montandon opened the Public Hearing.

Acting Planning and Zoning Director Frank Fiori stated this application for an amendment to the Master Plan would consolidate the current multiple land use designations for the master planned community of Park Highlands under the land use designation of Master Planned Community. The application was recommended for approval by the Planning Commission.

**Jennifer Lazovich, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, Las Vegas** representing the applicant, agreed with Acting Director Fiori's comments and added the application also changed the City of North Las Vegas' Master Plan to designate Park Highlands as a master planned community. This was important for disclosure issues when the development was being built as was negotiated in the development agreement. Ms. Lazovich pointed out no densities were changed because of this action.

**James Berzon, 1929 Crown Lodge Lane, North Las Vegas** stated he had received e-mails from the homeowners in his community which was on Clayton Street. The concern of the homeowners was the densities of the land next to their development. There was a

concern regarding the volume of traffic on Clayton Street without the bridge over CC-215 for access. Mayor Montandon responded the traffic study was intensive and would address the issue. He reiterated no densities would be changed by this action.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Buck

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

NAYS: None

ABSTAIN: None

4. **AMP-19-07 (PARK HIGHLANDS EAST PARCEL); AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS ON BEHALF OF NOVEMBER 2005, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE CITY OF NORTH LAS VEGAS COMPREHENSIVE MASTER PLAN, LAND USE ELEMENT, TO CHANGE THE LAND USES FROM SINGLE FAMILY LOW (UP TO 6 DWELLING UNITS/ACRE), SINGLE FAMILY MEDIUM (UP TO 13 DWELLING UNITS/ACRE), MULTI-FAMILY (UP TO 25 DWELLING UNITS/ACRE), OPEN SPACE, COMMUNITY COMMERCIAL, EMPLOYMENT, PUBLIC SEMI-PUBLIC, MIXED-USE NEIGHBORHOOD, AND MIXED-USE COMMERCIAL TO MASTER PLANNED COMMUNITY ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND GRAND TETON DRIVE.**

Mayor Montandon opened the Public Hearing.

**Jennifer Lazovich, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, Las Vegas** asked that her comments regarding Item No. 3 be carried forward to this item.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

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

City Manager Rose stated Item No. 27 was next.

**ORDINANCES**  
**FINAL ACTION**

27. **ORDINANCE NO. 2419; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY AMENDING A RECLASSIFICATION OF APPROXIMATELY 118 ACRES THEREIN FROM AN M-2, GENERAL INDUSTRIAL DISTRICT TO AN MUD/MX-3, MIXED USE DEVELOPMENT DISTRICT/REGIONAL CENTER MIXED USE SUBDISTRICT (ZN-23-07, NORTHGATE, PHASE I) TO ALLOW A CASINO, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, GED-02-07)**

Ordinance No. 2419 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 AMENDING A RECLASSIFICATION OF APPROXIMATELY 118 ACRES THEREIN FROM AN M-2, GENERAL INDUSTRIAL DISTRICT TO AN MUD/MX-3, MIXED USE DEVELOPMENT DISTRICT/REGIONAL CENTER MIXED USE SUBDISTRICT (ZN-23-07, NORTHGATE, PHASE I) TO ALLOW A CASINO, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Planning and Zoning Director Frank Fiori stated the application was for a zone change. The Planning Commission recommended approval to allow a hotel and casino as part of the existing mixed use development. Planning and Zoning staff also recommended approval.

**Ed Garcia, 3773 Howard Hughes Parkway, Las Vegas**, appeared representing the

applicant, Diamond Lamb and Northgate. Mr. Garcia explained this was an application for a Gaming Enterprise District (GED).

City Attorney Carie Torrence stated this item, Item No. 27, would be considered before the GED. Mayor Montandon commented both Item No. 27 and Item No. 5 were one issue and the presentation from Mr. Garcia was applicable to both items.

Mr. Garcia stated the subject property was along the I-15 corridor just west of I-15 and east of what will eventually be the improved Lamb Boulevard. There was an overpass planned for Lamb Boulevard to cross the railroad. The project was also south of Tropical Parkway. The surrounding land uses contained an approved casino site to the west of the site on Lamb Boulevard and one to the north on Lamb Boulevard.

There were several standards that had to be met before the application could be considered by Council, the first of which was that the project must be 500 feet from a residential district and 1,500 feet from a school or church. Mr. Garcia demonstrated on a map that those requirements had been met. One of the other standards that was to be met was within 2,500 feet of the location there could not be an undue or adverse impact on a developed residential district. There was only one developed residential district within 2,500 feet. Mr. Garcia felt the standard had been met because the residential development was farther away from their project than the already approved gaming site which was perpendicular to the developed residential district.

The next requirement to be met was that the property had to be zoned for the intended purpose. Mr. Garcia showed a map of the master plan for the area indicating the area was master planned and zoned regional commercial, or MX-3; all of which permitted a gaming enterprise designation. The 118 acre site contained over 500,000 square feet of commercial, 800 residential units, and a hotel. Mr. Garcia stated all that was before Council was the gaming portion of the project. The entire project had been previously approved.

Mr. Garcia stated one of the items that must be considered in granting a gaming enterprise designation was that it must not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by the surrounding neighborhood. There was a fire services report included with the back-up information which detailed the provision of fire services to the project and an analysis which reported on the fire stations that would be on line for the project. The conclusion was there would be no adverse impact on fire services. Similarly, a police services report was included which came to the conclusion that there would be no undue impact upon police services. Mr. Garcia stated the mixed-use development concept was designed to not unduly impact public services and the consumption of natural resources. The idea was that the public could live, work and play in the same area which would lessen the burden on the public infrastructure.

The amenities planned for the project would enhance the quality of life of the residents. Amenities such as movie theaters and bowling facilities were standard for the project. Mr. Garcia stated the project needed to enhance, expand and stabilize the employment of the local economy. He referenced an exhibit in the back-up which detailed the economic impact on the surrounding area and North Las Vegas in general. The project was anticipated to have a \$230 million direct and indirect economic benefit from construction and over 430 jobs were anticipated to be created during the construction phase. Upon completion of construction and during operation, \$185 million direct and indirect economic benefit with 1,800 jobs created during operation would be realized.

Another requirement stated the roads, sanitation utilities and services for the location must be adequate. Standard analyses were performed by professionals in the field to evaluate whether all utilities and all requirements had been satisfied. Mr. Garcia stated a determination was made that all the infrastructure was satisfactory.

Mr. Garcia stated all items and criteria were considered by the City Council in 2005 before making the determination to approve the application for the property to the west of this location. Similarly, Mr. Garcia felt he had met the same standards and demonstrated the location was appropriate for gaming.

**Bill Curran, Ballard, Spahr, Andrews & Ingersoll, 300 South Fourth Street, Las Vegas,** appeared on behalf of the neighboring property, The Alhambra, which had previously been approved by Council. Mr. Curran was opposed to the application because his client had a selfish interest in trying to protect the integrity and viability of its own project. Mr. Curran acknowledged he did not consider it the proper role of City Council to judge the application on the basis of what was good or bad for his client and felt Council's role was limited to evaluating the project in terms of what was good for the City. Mr. Curran felt that Mr. Garcia's statement that the project would not have a negative impact on the neighborhood and the nearby residents would not withstand scrutiny. The fact that there were already two approved casino sites within one mile along Lamb Boulevard, and now the addition of a third site, established a "mini strip." Additionally, there were large parcels of vacant property; some currently in private ownership, that the owners had inquired into placing casinos on in the future. Mr. Curran stated once a casino was approved at the location, it would be difficult to not approve subsequent applications. He likened this area to the areas adjacent to the Las Vegas strip that were filled with apartments with multiple families in single units that put a strain on the public service agencies. There would be a concentration of residents because of the low paying employment the casinos would bring. He felt the need for multi-family work force housing in the vicinity had not been thoroughly thought through.

Mr. Curran summarized by stating Council's decision would shape the future of how the

community would be developed. If more casinos were approved for the area, the character of the neighborhood would be forever changed. He asked Council to recognize that clustering casinos in one area would multiply the impact to the surrounding neighborhood but stated this instance was unique in that none of the casinos were yet in place. He added that as more casinos were approved, they would not become viable projects because they could not withstand the economic impact of additional casinos in the area. More casinos added to the area would change the level of investment and the type of customer base that would be frequenting those locations. Mr. Curran had engaged Dr. Keith Schwer, the head of the Business and Economic Research Department at the University of Nevada Las Vegas to make inquiries into the viability of this proposal and what the impacts would be. Dr. Schwer was unable to complete his research in the time allotted. Mr. Curran had a preliminary report from Dr. Schwer which raised some financial viability questions. The report stated there were several factors that needed further research.

Mr. Garcia agreed with Mr. Curran that the ultimate decision was the City Council's and pointed out the discussion was focusing on potential businesses that simply had entitlements in place. There was no guarantee the projects would be built. He disagreed with Mr. Curran in that the massing of these types of projects had met with different levels of success. The market would dictate what would happen in the area and he felt the project would be a benefit to the City.

Mayor Montandon stated they had heard both arguments for the zoning and gaming enterprise district and each individual Councilmember had to look at the future of the City and the portions they were responsible for and make decisions based on a number of factors.

Councilwoman Smith appreciated Mr. Curran's perspective and the issues raised but the area had previously been designated for gaming and the question before Council was if the zoning was appropriate for the intended use. She felt it was appropriate zoning for the area and there was adequate existing work force housing. She agreed the market would determine if the project would be built. It was Council's responsibility to look to the future for revenue and the stability of the City.

Mayor Pro Tempore Robinson stated he was looking forward to the jobs the project would create. The only problem he had with the proposal was the consultant estimated that out of 1,500 jobs, only 280 to 340 would live in the City of North Las Vegas.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

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

5. **GED-02-07 (NORTHGATE); AN APPLICATION SUBMITTED BY DIAMOND LAMB, LLC, PROPERTY OWNER, FOR A PETITION TO ALLOW A GAMING ENTERPRISE DISTRICT IN AN MUD/MX-3, MIXED USE DEVELOPMENT DISTRICT/REGIONAL CENTER MIXED USE SUBDISTRICT ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TROPICAL PARKWAY AND MARION DRIVE. (ASSOCIATED ITEM NO. 27, ORDINANCE NO. 2419)**

Mayor Montandon opened the Public Hearing.

Acting Planning and Zoning Director Frank Fiori stated both the Planning Staff and the Planning Commission had recommended approval. Mayor Montandon stated the comments made for Item No. 27 would be incorporated into this item.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

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

6. **GED-03-07 (SPEEDWAY); AN APPLICATION SUBMITTED BY SPEEDWAY HOSPITALITY DEVELOPMENT, LLC, ON BEHALF OF SPEEDWAY HOSPITALITY DEVELOPMENT II, LLC, AND SPEEDWAY HOSPITALITY DEVELOPMENT, LLC, PROPERTY OWNERS, FOR A PETITION TO ALLOW A GAMING ENTERPRISE DISTRICT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT ON PROPERTY LOCATED EAST OF SHATZ STREET AND APPROXIMATELY 700 FEET NORTH OF CENTENNIAL PARKWAY.**

Acting Planning and Zoning Director Frank Fiori stated the site was part of an existing PUD approximately 50 acres in size that was originally approved in 1998 with a casino site identified on it. The Planning Commission and Staff both recommended approval of the application for a Gaming Enterprise District (GED).

Mayor Montandon opened the Public Hearing.

**Bob Gronauer, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant, Speedway Casino. He stated the casino site was approximately 14 acres which was part of a larger planned unit development (PUD). There were industrial and retail uses in the vicinity. There were no residential developments in the area and none were planned. Mr. Gronauer showed Council the current land use plan and stated the area was currently planned for industrial uses. In 1998 when the property was rezoned, it was also planned for regional commercial. It was then that Council approved the application for a casino. Mr. Gronauer then showed the zoning map for the City of North Las Vegas and stated the original PUD application was broken down into several phases. The first phase was for the construction of the Nevada Power Substation. Phase Two was to be for the truck stop and Phase Three was for the truck wash. Phase Four was for the hotel/casino, Phase Five was for the motel and just recently Phase Six was added for a tavern. Mr. Gronauer stated it was a requirement of Nevada Revised Statutes (NRS) 463 to show the property was either zoned or master planned for the proposed establishment. That requirement was met. Mr. Gronauer stated Ordinance No. 2115 was adopted by City Council and as part of the conditions of approval, Phase Four was to be identified as a hotel/casino with overflow parking in the area.

Mr. Gronauer reviewed the radius maps which indicated that, on the date the petition was filed, the property line for the proposed casino was not less than 500 feet from the property line of a developed residential district. Also, on the date the petition was filed, the property line for the proposed casino was not less than 1,500 feet from the property line of a public or private school or a structure primarily used for religious services or worship. The next exhibit indicated that, at the date of filing, the property would not adversely affect a public or private school, a structure used primarily for religious services, or a developed residential district whose property line was within 2,500 feet. Mr. Gronauer stated he had demonstrated that the project would not be detrimental to the health, safety, or general welfare of the community or incompatible with the surrounding area.

Mr. Gronauer stated neighborhood casinos were used by visitors and residents alike. The amenities included conference rooms, movie theaters, restaurants and bowling alleys. Those amenities enhanced the quality of life of the residents living in the area.

With respect to fire services, Mr. Gronauer stated the City's Fire Department had no concerns and the location was within an existing fire station's response time. The existing fire code requirements would be met and exceeded. There would be no undue burden on fire services. Mr. Gronauer stated there was security within the establishment at all times. That would reduce the amount of calls received by the Police Department. The proposed use would not bring an undue burden to the police services in the area.

Mr. Gronauer stated Exhibit No. 10 proved the roads, water, sanitation, utilities and related services to the proposed establishment were adequate. A traffic report was included that indicated there were adequate roads, waste water facilities, water supply and other public utilities to support the project.

The economic and fiscal impact analysis indicated the proposed establishment would enhance, expand and stabilize employment in the local economy. Mr. Gronauer read from the report stating, "the project will have a positive economic and fiscal impact on both the state and local government, adding to the employment base, increasing the productivity of under-utilized property, expanding the region's core industry and generating in excess of one million dollars in state and local tax revenues." Another key finding was, "as currently planned, the project's on-going operations are anticipated to directly employ approximately 237 people who will earn an estimated \$7 million in wage and salary payments each year." Finally, "the project will result in increased public revenues inuring to units or state and local government, including the State of Nevada, Clark County and special districts such as the Clark County School District. Considering only the three largest sources of revenue, ad valorem (property) taxes, gaming percentage fees and taxable retail sales, the project is anticipated to generate \$1.3 million in tax and fee payments annually. It is also worth noting, the Project will generate property tax payments of \$31,000 per acre per year, a substantial premium over existing property in the City of North Las Vegas."

In conclusion, Mr. Gronauer felt he had fulfilled the intent and all requirements stated in NRS 463. The project had been planned for several years and would be located along the I-15 corridor and would not impact any residential developments in the vicinity.

Mayor Pro Tempore Robinson questioned when the casino would be built. Mr. Gronauer responded funding was being sought and a time line would be established shortly thereafter.

Mayor Montandon closed the Public Hearing.

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

ABSTAIN: None

7. **VAC-24-07 (AZURE/RINGE); AN APPLICATION SUBMITTED BY JAMES B. ALDERMAN ON BEHALF OF BMC REALTY INC., PROPERTY OWNER, TO VACATE APPROXIMATELY 664 LINEAR FEET OF THE SOUTHERN PORTION OF AZURE AVENUE AND APPROXIMATELY 340 LINEAR FEET OF THE EASTERN PORTION OF RINGE LANE.**

Mayor Montandon opened the Public Hearing.

Dr. Qiong Liu, Acting Director of Public Works, stated this right-of-way was previously dedicated to the City and was now in the right-of-way of Clark County Road 215. Council's approval of this item would make Clark County the owner and responsible party. Staff recommended approval with Condition No. 2 added.

**Bob Gronauer, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, Las Vegas**, asked for clarification if the intent was that the public utility easement was only for the public right-of-way in Clark County Road 215 and did not extend onto private property. Dr. Liu responded that was correct.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. IF THE ORDER OF VACATION IS NOT RECORDED WITHIN TWO YEARS OF THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID.
2. A MINIMUM 30 FOOT EASEMENT SHALL BE RESERVED ALONG AZURE AVENUE BETWEEN RINGE LANE AND COUNTY ROAD 215.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

8. **PUBLIC HEARING REGARDING A COOPERATIVE AGREEMENT WITH THE NORTH LAS VEGAS LIBRARY DISTRICT. (ASSOCIATED ITEM NO. 23, RESOLUTION NO. 2394) (CNLV Contract No. C-6718)**

Mayor Montandon opened the Public Hearing.

Finance Director Phil Stoeckinger stated approximately two months prior, Staff had presented an item to City Council regarding payment for the Alexander Library that would be mutually advantageous to both the City and the Library District. The financing agreement before Council would save approximately \$200,000 in issuance costs for the Library District and would also save approximately \$50,000 in arbitrage for the City.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD

**BUSINESS (cont.)**

23. **RESOLUTION NO. 2394; A RESOLUTION MAKING CERTAIN DETERMINATIONS IN CONNECTION WITH A LOAN TO THE NORTH LAS VEGAS LIBRARY DISTRICT; AUTHORIZING A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE LIBRARY DISTRICT; AND PROVIDING THE EFFECTIVE DATE HEREOF. (ASSOCIATED ITEM NO. 8, PUBLIC HEARING) (CNLV Contract No. C-6718)**

Resolution No. 2394 as introduced by the City Manager:

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN CONNECTION WITH A LOAN TO THE NORTH LAS VEGAS LIBRARY DISTRICT; AUTHORIZING A COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE LIBRARY DISTRICT; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Finance Director Phil Stoeckinger stated this was the agreement proposed under the Public Hearing. The loan would be amortized over a twenty year period. Years one through five would have small payments, slightly greater payments in years six through ten, with a balloon payment in year eleven. This agreement would regenerate the loan from the general fund.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None  
ABSTAIN: None

**20. AUTHORIZATION OF THE ALLOCATION OF HOME INVESTMENT PARTNERSHIP PROGRAM AND/OR LOW INCOME HOUSING TRUST FUNDS IN THE AMOUNT OF \$240,000 TO HABITAT FOR HUMANITY FOR SLAB CONSTRUCTION AND PRE-DEVELOPMENT COSTS TO DEVELOP SIX SINGLE FAMILY HOMES AT THE SOUTHWEST CORNER OF COMSTOCK DRIVE AND CAREY AVENUE FOR LOW INCOME RESIDENTS.**

ACTION: ALLOCATION AUTHORIZED

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

**21. AUTHORIZATION TO AUGMENT THE CITY CLERK'S OFFICE BUDGET IN THE AMOUNT OF \$250,000 FROM THE GENERAL FUND CONTINGENCY ACCOUNT; AND AUTHORIZATION FOR THE CITY MANAGER TO SIGN AN AGREEMENT, IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE, WITH ALPHACORP (SIRE TECHNOLOGIES) IN THE AMOUNT OF \$295,284.80 FOR THE PURCHASE OF AN ELECTRONIC DOCUMENT MANAGEMENT SYSTEM IN THE CITY CLERK'S OFFICE.**

ACTION: TABLED TO FEBRUARY 6, 2008

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

**22. ADOPTION OF THE PROPOSED 2009-2013 CAPITAL IMPROVEMENT PLAN IN THE AMOUNT OF \$1,110,323,439.**

City Manager Gregory Rose stated in December 2007, Staff presented Council with the

proposed Capital Improvement Plan (CIP) 2008/09 - 2012/13. City Manager Rose stated the total amount for the Capital Improvement Plan had increased to \$1,113,652,439.

Referring to a historical analysis, City Manager Rose stated the proposed plan was slightly less than what was proposed for 2008-12. The reason was Southern Nevada Public Lands Management Act (SNPLMA) funding had decreased in availability.

Highlighting some of the changes, City Manager Rose stated Detention Center projects had been added for a total of \$4.8 million. The Alexander Library was reduced by \$1.3 million because the City had received favorable bids that came in under the anticipated cost. There was an adjustment for vehicle replacements in the amount of \$3.3 million. Additional changes under Parks and Recreation amounted to \$8.1 million. The report presented at the Workshop was corrected by \$1.3 million.

The recommendation was to adopt the proposed 2009 - 2013 CIP in the amount of \$1,113,652,439 with noted changes.

ACTION: ADOPTED AS AMENDED; AMOUNT AMENDED TO \$1,113,652,439

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Buck

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

NAYS: None

ABSTAIN: None

**ORDINANCE**  
**INTRODUCTION ONLY**

24. **ORDINANCE NO. 2420; 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 5.61+ ACRES THEREIN FROM A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-116-07, SCOPE PLAZA), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF WASHBURN ROAD AND CAMINO AL NORTE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR FEBRUARY 6, 2008)**

Ordinance No. 2420 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 5.61+ ACRES THEREIN FROM A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-116-07, SCOPE PLAZA), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF WASHBURN ROAD AND CAMINO AL NORTE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR FEBRUARY 6, 2008

**ORDINANCES**  
**FINAL ACTION**

25. **ORDINANCE NO. 2416; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS FOR RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF BUSINESS/OFFICE USES WITH ASSOCIATED RETAIL AND RESTAURANTS (ZN-107-07, CENTENNIAL & LOSEE), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JANUARY 2, 2008)**

Ordinance No. 2416 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS FOR RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF BUSINESS/OFFICE USES WITH ASSOCIATED RETAIL AND RESTAURANTS (ZN-107-07, CENTENNIAL & LOSEE), FOR PROPERTY LOCATED AT

THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY  
AND LOSEE, AND PROVIDING FOR OTHER MATTERS  
PROPERLY RELATING THERETO.

Acting Planning & Zoning Director Frank Fiori stated this item was for final action on the zoning. Staff initially recommended continuation of the item, however, the Planning Commission recommended approval.

**Bob Gronauer, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, Las Vegas**, represented the Binion family on this project. He read a proposed amendment to Condition No. 28 into the record. The City's Utilities Department had no objection to the amended language.

Councilwoman Smith was concerned with the placement of the garages. Mr. Gronauer stated he had been working with the neighbors on the issue.

ACTION: PASSED AND ADOPTED AS AMENDED; CONDITION #28 TO READ AS FOLLOWS:

28. THE SEWER MAIN IN LOSEE ROAD IS AT CAPACITY. THE CITY IS CURRENTLY DESIGNING A 36-INCH SEWER IN LOSEE ROAD FROM CENTENNIAL PARKWAY TO CRAIG ROAD. SHOULD THE SUBJECT PROJECT BE AHEAD OF THE CITY'S PROJECT, THE DEVELOPER WILL BE REQUIRED TO OVERSIZE THE EXISTING 8-INCH SANITARY SEWER MAIN TO 36-INCH FROM MANHOLE TO MANHOLE ALONG THE FRONTAGE OF LOSEE ROAD, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF UTILITIES OR ADDRESSED AS A CONDITION ON THE FINAL DEVELOPMENT PLAN. THE PROJECT NEEDS TO BE COMPLETED PRIOR TO THE COMPLETION OF LOSEE ROAD IMPROVEMENTS PROJECT.

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

26. **ORDINANCE NO. 2411; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY AMENDING AN**

**APPROVED MPC/PUD FOR APPROXIMATELY 40.7+ ACRES (ZN-105-02, ALIANTE STATION), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALIANTE PARKWAY AND CLARK COUNTY 215; AND FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 2411 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY AMENDING AN APPROVED MPC/PUD FOR APPROXIMATELY 40.7+ ACRES (ZN-105-02, ALIANTE STATION), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF ALIANTE PARKWAY AND CLARK COUNTY 215; AND FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Planning & Zoning Director Frank Fiori stated this was an application for a zone change for signs related to the Aliante Planned Unit Development (PUD). It was his understanding that the request for a 50 foot sign on Elkhorn Road had been withdrawn. Staff had recommended denial of the application, however, the Planning Commission recommended approval.

Mayor Montandon opened the Public Hearing.

**Shane Young, Ballard, Spahr, Andrews & Ingersoll, 300 South Fourth Street, Las Vegas**, appeared representing the applicant, Aliante Station, and stated the signage was first approved in 2002 and since that time, there had been quite a few changes to the area. In 2002, the applicant had planned to construct the project to the same standard as Green Valley Ranch in Henderson, but the applicant now wanted to construct the project similar to the standard used for Red Rock Station in Las Vegas. Also, there had been numerous reconfigurations of the surrounding roadways. Market studies had been completed to determine the appropriate signage for this newly upgraded product which was key to the project's success. The costs for the project had increased from approximately \$450 million to \$675 million. The current application first sought to add signage, increase the height of some of the signage, but to also decrease the height of the larger sign from 125 feet to 106 feet. Ms. Young stated the applicant had chosen to withdraw the one sign on Elkhorn Road near the parking garage which had originally been included for a 50 foot sign. That location had posed the most problem and concern for the neighborhood adjacent to the site. The applicant would move forward with the 10 foot sign as approved by the Planning Commission but wanted to reserve the right to reapply for the larger sign if in the future Elkhorn Road was built through and traffic increased along that road.

**Bill Curran, Ballard, Spahr, Andrews & Ingersoll, 300 South Fourth Street, Las Vegas,** also appearing on behalf of Station Casinos, reiterated they were withdrawing the request for a 50 foot sign on Elkhorn Road, at the entrance to the parking garage, and would instead construct the 10 foot monument sign that was consistent with the other proposed signs. In the future, it was anticipated there would be an increase in traffic along Elkhorn Road. Because of the slow down in the housing market, that might not happen as soon as was originally thought. If, in the future, traffic increased significantly, an application for a larger sign might be brought forward.

Mr. Curran stated there had been a number of changes to the project which necessitated a redesign of the sign component. The overall height of the casino had been reduced from 150 feet to 127 feet. The parking lot had been reconfigured to make each parking space wider and longer than was required by the City's code. The landscaping would be enhanced as well. Each sign designed for the project was a multi-million dollar sign. The sign along the beltway, valued at \$3.7 million, had been reduced in height from 125 feet to 106 feet. As further development of the beltway and the neighboring roadway system was complete, it was determined the smaller sign would be adequate. A change had been requested regarding the sign along the beltway at the east end. It was requested the sign be two-faced in a 'V' configuration so it read to the traffic traveling westbound on the beltway but also read to the eastbound traffic as well. On Aliante Parkway, the applicant was asking the sign height be increased from the previously approved 50 feet to a total of 80 feet. Because the design of the project was greatly enhanced, the larger sign was necessary to match the level of investment in the property. The larger sign was also necessary because the roadway had changed significantly since the project was originally proposed. Aliante Parkway would now rise approximately 30 feet which would block the view of the sign from across the beltway. The signs needed to be attractive but they also needed to prevent traffic problems by making last minute lane changes because they could not see the signs from the south side of the beltway. Mr. Curran pointed out the item had been before the Planning Commission and they had also had contact with the neighbors in the area. A neighborhood meeting had been held that was attended by approximately 40 residents. He felt there was no significant opposition to changing the sign.

Mr. Curran added the application included a request for a 25 foot high sign on the corner of Elkhorn Road and Aliante Parkway which had increased importance with the removal of the sign at the entrance of the parking garage. There would be some 10 foot monument signs on Elkhorn Road to direct traffic. Mr. Curran requested Council's approval of the requested changes.

Councilwoman Smith asked for clarification of whether the applicant was currently approved for one or two signs and Mr. Curran responded they were approved for two signs and one of the signs currently had one face. Part of the request was to have a two-faced sign. Councilwoman Smith questioned whether the configuration of the signs was

approved with the development agreement. Mr. Curran responded the application was for a sign that faced in only one direction. Councilwoman Smith was concerned that, while there would be a sound wall on the south side of the casino, there would be no such buffer across CC-215. Those residents would be exposed to the light from those signs. The Project Manager for Station Casinos stated the technology currently used for signs was considered to be the most up to date available in the market compared to many of the signs on the Las Vegas Strip. The separation between the LED elements of the sign was much closer. As a consequence, the elements were much more expensive but provided a higher resolution which, in return, provided less light output to distinguish the message. Councilwoman Smith asked for a comparison with the sign at the Cannery Casino. The Project Manager stated Station Casino signs had automatic dimming systems that would be balanced to adjacent lighting. The signs were usually operated at approximately 40% less intensity than those found along freeways or the typical LED signs found on the strip. Councilwoman Smith asked for extra support to convince the County to construct a sound wall on the south side of CC-215 to buffer the homes from the signs.

Councilwoman Smith stated the property across the street from this project was originally slated to be commercial. That was determined not to be viable and now a residential development would be constructed there. She was concerned about the impact the sign at the corner of Elkhorn Road and Aliante Parkway would have on those residents. The Project Manager clarified statements regarding the pylon sign along CC-215 by stating Station Casinos had entered into a partnership agreement with Clark County for the interchange at Aliante Parkway and CC-215 as part of the improvements to the area. With the interchange on the north bound side, Station Casinos was constructing the drainage channel, the interchange itself and related amenities. Across the street on the south side, a barrier wall was planned for a future phase of the interchange project. Councilwoman Smith was told no wall would ever be constructed. The Project Manager stated a temporary drainage issue needed to be resolved across the street and once that issue was resolved, a barrier wall was planned for that area. Councilwoman Smith clarified what the County called a barrier wall was actually a dirt berm. The Project Manager stated the drainage channel would be bolstered by a barrier wall. A study had been conducted and there were portions of the perimeter signs that actually would bleed less intensity than the street lights.

**Donald Baltz, 2732 Cuckoo Shrike, North Las Vegas,** lived across the street from the parking garage of the proposed project and stated when he moved into his home one year ago, he was aware the casino was planned for the area. He objected to the signs being changed from what was originally agreed to. As part of a master planned community, it was expected that certain amenities would be included such as underground utilities and minimally invasive signage. Mr. Baltz, showing a photograph of the area around the project, addressed the issues of the 80 foot sign on Aliante Parkway and the 25 foot sign on Elkhorn Road. He stated that although Mr. Curran likened this project to Red Rock

Station, the signage for each location was drastically different. In front of Red Rock Station, there was one 50 foot pylon sign. Mr. Baltz questioned why Aliante Station should have a different standard for signage. In terms of the proposed sign at the corner of Aliante Parkway and Elkhorn Road, Mr. Baltz concurred with the need for a sign at that location. He felt a monument sign with attractive landscaping would be much more attractive and less invasive than a pylon sign. He also made issue with the idea that signs could not be seen with the impending incline of Aliante Parkway. He showed photographs that supported his notion that the signs would still be visible in spite of the planned incline. He recommended a monument sign at the intersection of Aliante Parkway and Elkhorn Road, a 50 foot sign on Elkhorn Road, and the changes to the sign on CC-215.

**Bob Borgersen, 7617 Island Rail Drive, North Las Vegas**, thanked Council and Station Casinos for listening to the residents' concerns.

Councilwoman Buck questioned if it were possible to separate out the signs to vote on each one individually. Mayor Montandon responded it was possible. City Attorney Torrence stated the amendments could be acted on first, then Council would act on the amended ordinance.

Mr. Curran, responding to the elevations of the bridge and the signs, stated the bridge had not yet been built.

Councilwoman Buck stated she had no problems with the changes to the sign on CC-215. She was concerned with the request to change the height of the 50 foot sign to 80 feet and could not support it. She questioned the size of the monument sign at Sunset Station. She felt it was appropriate to build a bigger sign than 10 feet on the corner of Aliante Parkway and Elkhorn Road. She questioned whether Staff had any objections to a monument sign that was 25 feet in height. Acting Planning and Zoning Director Fiori stated whatever the size of the sign, it would need to be placed back and outside of the sight triangle so as not to impede traffic. Mr. Curran stated the nearest point to Elkhorn Road was 24 feet 3 inches and the nearest point to Aliante Parkway was 16 feet. He felt there would be no obstruction to traffic. Councilwoman Buck was comfortable making that sign bigger but was not in favor of the 80 foot sign. She felt the sight of the building was enough notice to adjust travel lanes if motorists wanted to enter the casino parking lot.

Councilwoman Smith agreed with Councilwoman Buck and asked if the sign on the corner of Aliante Parkway and Elkhorn Road would be a pylon sign or a monument sign with landscaping. Mr. Curran responded the sign was proposed to be a pylon sign with heavy landscaping. Councilwoman Smith stated she was not in favor of a pylon sign on that corner. Mayor Montandon pointed out the sign would be the same height if it were a pylon or a monument sign. Councilwoman Smith felt it was a different look. Mr. Curran was prepared to design the sign as Council desired.

Mayor Montandon closed the Public Hearing.

ACTION: CHANGE 80' SIGN TO A 50' SIGN ON ALIANTE PARKWAY WITH THE 25' SIGN ON THE CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD TO BE A MONUMENT SIGN

MOTION: Councilwoman Buck

SECOND: Councilwoman Smith

AYES: Councilmembers Smith and Buck

NAYS: Mayor Montandon, Mayor Pro Tempore Robinson, and Councilman Eliason

ABSTAIN: None

The motion failed.

ACTION: PASSED AND ADOPTED WITH ORIGINAL AMENDMENTS

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, and Councilman Eliason

NAYS: Councilmembers Smith and Buck

ABSTAIN: None

### **COUNCIL ITEMS**

Councilman Eliason directed Staff to look at creating a Gaming Enterprise District between the railroad and I-15 from Craig Road to the Apex exit.

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

There was no report.

### **PUBLIC FORUM**

**Bob Borgersen, 7617 Island Rail Drive, North Las Vegas**, spoke about a possible error in the Library District Board of Trustees minutes of November 27, 2007.

### **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 7:59 P.M.

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

**APPROVED: March 19, 2008**

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

**ATTEST:**

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