

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

March 6, 2002

CITY COUNCIL INFORMATION SESSION

CALL TO ORDER

5:16 P.M. City Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

- a. Verification
- b. Discussion of City Council Agenda

City Manager Fritsch stated a request to continued Item Nos. 13 and 14 to March 20, 2002 at the request of the applicant had been received, Item No. 32 would be changed to set the Public Hearing for April 3, 2002 at the request of the applicant; and there would be a correction to Item 44

- c. Discussion of Police Substation Site

Assistant City Manager Gregory Rose presented Council with recommendations regarding a new Police Substation site

- d. Workshop on the Centennial Corridor

Planning Manager Steve Baxter discussed issues regarding the proposed Amendment to the Master Plan (AMP-11-02 Centennial Commerce Amendment).

- e. Public Comment

There were no participants

CITY COUNCIL MEETING

CALL TO ORDER

ROLL CALL

COUNCIL PRESENT

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

STAFF PRESENT

City Manager Kurt Fritsch	Fire Chief Bob Dodge
Assistant City Manager Gregory Rose	Parks & Recreation Director Ken Albright
Assistant City Manager Dan Tarwater	Human Resources Director Vince Zamora
City Attorney Sean McGowan	Acting Police Chief Joe Forti
City Clerk Eileen Seigny	Public Works Director Jim Bell
City Treasurer Clarence Van Horn	Deputy City Attorney Jim Lewis
Administrative Services Director Eric Dabney	Redevelopment Manager Kenny Young
Acting Development Services Director Jimmy Stubler	Detention Captain Dan Lake
Detention Services Chief Ken Ellingson	Chief Deputy City Attorney Leslie Nielsen
Community Development Director Jacque Risner	Assistant City Clerk Karen L. Storms

WELCOME

Mayor Michael L. Montandon

VERIFICATION

Eileen M. Seigny, CMC
City Clerk

INVOCATION

Pastor Dick Jorgensen
Canyon Ridge Christian Church

PLEDGE OF ALLEGIANCE

Councilman Shari Buck

AGENDA

1. **APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF MARCH 6, 2002.**

ACTION: APPROVED AS AMENDED; ITEM NOS. 13 & 14 CONTINUED TO MARCH

20, 2002 AT THE REQUEST OF THE APPLICANT; ITEM NO. 32
CONTINUED TO APRIL 3, 2002.

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

PUBLIC HEARINGS - 7:05 P.M.

2. AMP-11-02 (CENTENNIAL COMMERCE AMENDMENT), AN APPLICATION TO AMEND DESIGNATED LAND USES ON THE COMPREHENSIVE PLAN LAND USE PLAN ALONG CENTENNIAL PARKWAY AND THE BELTWAY BETWEEN REVERE STREET AND LAMB BOULEVARD. (CONTINUED FEBRUARY 20, 2002)

Mayor Montandon opened the Public Hearing.

City Manager Fritsch explained a presentation had been given to Council during the Council Information Session.

Acting Development Services Director Jim Stubler explained at the January 23, 2002 meeting, the Planning Commission considered and unanimously recommended approval of the proposed amendment to change land uses on the Comprehensive Land Use Plan along Centennial Parkway and the beltway between Revere Street and Lamb Boulevard. Director Stubler asked for Council's direction.

Mayor Montandon stated the project encompassed a great deal of work but still needed further refining.

Councilman Eliason questioned whether Council desired to change the Comprehensive Plan with the recommended changes. Mayor Montandon responded the recommendations spread out commercial development along the interchanges of Centennial Parkway, Commerce Street, North Fifth Street and Losee Road. Councilman Eliason stated he had specific concerns with the Draft Land Use Plan. Mayor Montandon added he had great concerns with the entire precept of the study both from the fiscal aspect and the balance of uses.

Councilman Eliason stated he had concerns with a 2.7 acre parcel recommended for Convenience Commercial located west of the intersection of Revere Street and Commerce Street. He felt the parcel was too small and that larger projects would tend to be more successful in a commercial corridor. He also was concerned with the recommendation of Convenience Commercial of a 3.5 acre parcel located south of the intersection of Revere Street and Commerce Street. Acting Director Stubler responded the recommendations were created by a realignment of Commerce Street into the Revere Street intersection of the beltway. In the future, Staff would ask Council for a dedication of the proposed realignment. That realignment created both small parcels at the intersection of Revere and Commerce Streets. It was anticipated those two small parcels would never be developed as residential. It was the feeling of the Planning Commission that a designation of Convenience Commercial would be a good mix for the City and the realignment of the roadway.

Mayor Montandon stated over the past few years, the general concept of a Planned Unit Development (PUD) had changed slightly. The original concept of a PUD was more similar to what was now referred to as a Master Planned Community Overlay. Mayor Montandon stated he would rather see the area addressed as a PUD rather than individual zoning of small pieces.

George Garcia, 2501 Green Valley Parkway, #108, Henderson, recalled that during the Planning Commission meeting, 600 acres of Bureau of Land Management land between Lamb Boulevard and Pecos Road was taken out of the recommendation because of the high concentration of commercial. Some of the acreage was recommended to be distributed along the beltway and some was recommended to be held in reserve for commercial projects Council deemed to have value for the City at a later date. Removing the BLM acreage would decrease the total amount of recommended commercial developments to approximately 500 acres; a net loss of approximately 350 developable acres. Mr. Garcia felt that much of a deduction in commercial acreage would not create a positive financial impact for the City. Mr. Garcia stated the 2.7 and 3.5 acre parcels were examples of poor planning concepts as they were considered remnant parcels.

Mr. Garcia then requested Council hear individual items in the order in which they were processed by the City. Councilman Eliason questioned whether Mr. Garcia has reviewed all recommendations made by the Planning Commission. Mr. Garcia stated he had reviewed the recommendations and felt it was a good analysis but somewhat incomplete in its scope. He felt the completion of the project was rushed because of market demand and the negotiations for the North Valley Master Development Plan. He felt the recommendations ultimately fell short of Council's vision for the area. He added the information gained from the several workshops should be incorporated into the

recommendations as the decisions were much more thorough and specific. At that point, each application should be taken on a case by case basis.

Councilwoman Smith stated she had many concerns with the proposed recommendations. She stated her opposition to the 'first come, first served' concept proposed by Mr. Garcia. While she recognized the merit of those applications received first being heard first, she felt some applicants had valid reasons for delays and those applications should not be negated or held to be less valued.

Mayor Montandon added the recommendations from the various workshops caused a rapid change in the way applications were presented to the City Council. In other communities, recommendations of that type might take several years to implement. In North Las Vegas, the feedback was instantaneous. One of the outcomes was the first come, first served mentality. Mayor Montandon pointed out that was not a planning precept.

Councilman Buck asked if it was the intent of Council to allow the Planning Commission to continue to work on the plan or would it be eliminated from consideration. Mayor Montandon responded a new master plan amendment would be completed within two years and much of the recommendations would be incorporated into that amendment. He also commented some of the information gained from the recommendations would also be used when deciding upon future applications for amendments to the master plan. He felt it was not necessary to return the item back to the Planning Commission with a specific assignment. Councilman Buck requested the research that had been performed be used as reference material or an unofficial guide for future developments. City Attorney McGowan pointed out the actions regarding the proposed Master Plan Amendment included approval, approval with changes, or denial.

Mayor Montandon clarified by stating that by denying the item, Council was recognizing some of the merits of the recommendations and would take those points under consideration when taking action on future amendments.

Councilwoman Smith added Council needed to be cautious regarding the use of recommendations from an item that was not approved. It would provide a mixed message to applicants. Councilman Buck reiterated the time and effort put into the proposed recommendations should be recognized and used in a manner that would benefit the City.

Councilman Eliason asked if Council would consider amending and approving the AMP. He felt there were good recommendations that were worth considering. Mayor Pro Tempore Robinson felt it would be best to table the item and revisit it at a later date. Mayor Montandon pointed out most of the positive recommendations would be brought before Council through actions on individual items.

Councilman Buck asked Director Stubler if applicants in the future for Amendments to the Master Plan would need a market study to show why the amendment was warranted. Director Stubler responded that was correct as it was a provision in the existing Comprehensive Plan. Mr. Stubler pointed out the recommended Amendment to the Master Plan was a starting point and it did not prohibit other applicants from requesting more commercial zoning in the future. The item detailed the guidelines for applicants to present Amendments to the Master Plan. As long as the guidelines were not exceeded, applications would be accepted with market studies. Mr. Stubler added market studies were inconsistent in their quality and accuracy. There was no mechanism in place to deny applications for poor market studies; all came forward to Council for action.

Mayor Montandon closed the Public Hearing.

ACTION: DENIED; MASTER PLAN TO REMAIN UNCHANGED

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

3. VAC-01-02 (LAMB ASPHALT OFFICE WAREHOUSE); AN APPLICATION SUBMITTED BY MICHAEL CASEY, PROPERTY OWNER, TO VACATE A UTILITY EASEMENT IN ASPHALT COURT COMMENCING AT GOWAN ROAD AND PROCEEDING SOUTH APPROXIMATELY 420 FEET.

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler stated the applicant was requesting approval to vacate a utility easement in Asphalt Court, which served as a private access to four lots, commencing at Gowan Road and proceeding south approximately 420 feet. The Planning Commission, at its meeting on January 9, 2002 reviewed and unanimously recommended approval of the subject vacation subject to three conditions.

The applicant agreed with all conditions.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING THREE CONDITIONS:

1. All gates used to privatize Asphalt Court shall be electric and constructed in accordance with Fire Code requirements.
2. The gates used to privatize Asphalt Court shall be solid metal to screen the industrial development from view of rights-of-way and sidewalks.
3. A merger and re-subdivision map or a reversionary map is required to combine the parcels.

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

4. **VAC-02-02; AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS TO VACATE A PORTION OF THE CRAIG ROAD RIGHT-OF-WAY COMMENCING APPROXIMATELY 350 FEET WEST OF PECOS ROAD AND EXTENDING 50 LINEAR FEET EAST IN EXCHANGE FOR 6,786 SQUARE FEET GRANTED TO THE CITY OF NORTH LAS VEGAS.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler stated the applicant was requesting approval to vacate a portion of Craig Road commencing approximately 350 feet west of Pecos Road and extending 50 linear feet east. The Planning Commission, on January 9, 2002 reviewed and unanimously recommended approval of the vacation.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED AS SUBMITTED

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

5. **VAC-03-02 (CRAIG/SIMMONS COMMERCIAL CENTER), AN APPLICATION SUBMITTED BY THE HALFERTY DEVELOPMENT COMPANY; WRG DESIGN, INC., REPRESENTATIVE ON BEHALF OF THE MARY KAY ROBINSON 12-10-73 TRUST, PROPERTY OWNER, TO VACATE AND ABANDON AN EXISTING STORM DRAINAGE EASEMENT SOUTH OF CRAIG ROAD COMMENCING AT SIMMONS STREET AND PROCEEDING IN A WESTERLY DIRECTION APPROXIMATELY 1,275 FEET TO FERRELL STREET.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler stated the Planning Commission, at its meeting on January 9, 2002 reviewed and unanimously recommended approval of the subject vacation.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, stated the applicant accepted Staff's recommendations.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED AS SUBMITTED

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

6. **AMP-01-02 (CENTENNIAL MARKET PLACE); AN APPLICATION SUBMITTED**

BY PT CORPORATION, PROPERTY OWNERS, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD.

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002 the Planning Commission considered and recommended approval, by a 6-1 vote, of the proposed amendment to the Comprehensive Plan. The subject property was located at the southwest corner of Centennial Parkway and Losee Road.

The Planning Commission, as a result of the Commercial Corridor Study, and recommendations in the Comprehensive Plan that 35 acres were appropriate at major intersections, had recommended approval of the subject amendment. In a previous action, the Planning Commission approved a commercial development at the opposite corner. This amendment was recommended for approval because commercial nodes were generally more suitable at opposite corners rather than on the same side of a street. In addition, there was a drainage channel that divided the site, which would help keep the commercial development limited to 35 acres at the intersection and provide a buffer between the commercial development and future residential development.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the property owner and stated Centennial Parkway was a 100 foot right-of-way and Losee Road was planned as a 100 foot right-of-way as well. The subject site was approximately 20 acres which met the minimum requirement for neighborhood commercial zoning. The subject site was located in the general proximity of the beltway off-ramp to the north which was within approximately .07 of a mile. Mr. Gronauer pointed out in addition to the drainage channel, the north end of the property contained Nevada Power lines which would create an adverse impact for anything other than a neighborhood commercial development. He requested Council follow Staff's and the Planning Commission's recommendation for approval.

Mayor Montandon questioned the uses of the land on either side of the drainage channel. Mr. Gronauer responded he had been working with the adjacent developer, Centex Homes who was developing approximately 200 acres to the west and north of the subject site. Centex Homes was in the process of redesigning the drainage channel and the applicant was working with them for an equitable solution. Mr. Gronauer pointed out there was no associated zone change item at this meeting because it was held by the Planning Commission to address the issue of the drainage channel.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

7. **AMP-03-02 (NORTH LAS VEGAS COMMUNITY); AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, LLC, PROPERTY OWNERS, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, OFFICE, NEIGHBORHOOD COMMERCIAL, COMMUNITY COMMERCIAL, PUBLIC/SEMI-PUBLIC, OPEN SPACE AND RESORT COMMERCIAL WITHIN A 1,953 ACRE MASTER PLANNED COMMUNITY ON PROPERTY LOCATED NORTH OF CENTENNIAL PARKWAY AND EAST OF DECATUR BOULEVARD. (ASSOCIATED ITEM NO. 8, AMP-04-02 AND ITEM NO. 50, ORDINANCE NO. 1594)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission considered and unanimously recommended approval of the proposed amendment to the Comprehensive Plan.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented North Valley Enterprises. He stated on January 16, 2002, City Council approved the development agreement for the largest master planned community in the City's history. Many specifics of the development agreement contemplated the approval of the subject Amendment to the Master Plan. This item allowed for the proposed uses for commercial, residential, multi-family, open space and public facilities. Staff and the Planning Commission recommended approval.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

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

8. **AMP-04-02 (NORTH LAS VEGAS COMMUNITY); AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES LLC, PROPERTY OWNERS, TO AMEND THE MASTER PLAN OF STREETS AND HIGHWAYS TO REALIGN SIX STREETS, ROUGHLY BOUNDED BY GRAND TETON DRIVE TO THE NORTH, CENTENNIAL PARKWAY TO THE SOUTH, DECATUR BOULEVARD TO THE WEST AND CLAYTON STREET TO THE EAST. (ASSOCIATED ITEM NO. 7, AMP-03-02 AND ITEM NO. 50, ORDINANCE NO. 1594)**

EAST/WEST STREETS

CENTENNIAL PARKWAY REMOVE FROM DECATUR TO VALLEY.
SHIFT ALIGNMENT 6' SOUTH FROM ALLEN TO CLAYTON.

ROME BOULEVARD REMOVE FROM ALLEN TO CLAYTON.

DEER SPRINGS WAY REALIGN FROM VALLEY TO WILLIS.
REMOVE FROM WILLIS TO FERRELL.

DORRELL LANE REMOVE FROM DECATUR TO VALLEY.
REALIGN FROM CLAYTON STREET TO HIGHLAND DRIVE.

ELKHORN ROAD EXTEND EAST OF ALLEN ON NEW ALIGNMENT TO HIGHLAND.
UPGRADE TO 100' RIGHT-OF-WAY.

SEVERENCE LANE REMOVE FROM WILLIS TO SCOTT ROBINSON.

FARM ROAD REMOVE FROM ALLEN TO EAST OF CLAYTON.
UPGRADE FROM 80' TO 100' FROM SCOTT ROBINSON TO REVERE.

WHISPERING SANDS REMOVE FROM ALLEN TO CLAYTON.

GRAND TETON SHIFT ALIGNMENT 16' NORTH FROM ALLEN TO CLAYTON.

NORTH/SOUTH STREETS

SAN MATEO STREET REMOVE FROM ROME TO DORRELL.

VALLEY DRIVE DOWNGRADE FROM 80' TO 60' FROM ROME TO DEER SPRINGS.
REMOVE FROM DEER SPRINGS TO ELKHORN.
REMOVE FROM CENTENNIAL TO ROME.

WILLIS STREET REMOVE FROM DEER SPRINGS TO FARM ROAD.

ALLEN LANE REALIGN FROM CENTENNIAL TO ELKHORN.
UPGRADE FROM 80' TO 100' FROM GRAND TETON TO MOCCASIN.

FERRELL STREET REMOVE FROM CENTENNIAL TO DEER SPRINGS.
REMOVE FROM ELKHORN TO GRAND TETON.

SIMMONS STREET REALIGN FROM CENTENNIAL TO GRAND TETON.
DOWNGRADE FROM 120' TO 100' FROM CENTENNIAL TO DEER SPRINGS AND FROM ELKHORN TO FARM ROAD.
DOWNGRADE FROM 100' TO 80' FROM GRAND TETON TO MOCCASIN.

COLEMAN STREET REMOVE FROM CENTENNIAL TO DORRELL.
REMOVE FROM SEVERENCE TO GRAND TETON.

CLAYTON STREET DOWNGRADE FROM 100' TO 80' FROM CENTENNIAL TO DEER SPRINGS.
REALIGN FROM DEER SPRINGS TO GRAND TETON.

SCOTT ROBINSON REMOVE FROM DEER SPRINGS TO DORRELL.
REMOVE FROM SEVERENCE TO FARM.

THE ASSESSOR'S PARCEL NUMBERS ARE 124-19-201-001, 124-19-301-001, 124-19-501-001, 124-19-601-001, 124-19-701-001, 124-19-801-001, 124-17-001-001, 124-20-001-001, 124-20-002-001, 124-16-001-001 AND PORTIONS OF 124-18-003-001 AND 124-21-001-001.

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission considered and unanimously recommended approval of the proposed Amendment to the Master Plan of Streets and Highways. The traffic study provided by the applicant indicated the new alignments would provide adequate ingress and egress to the 1905 acre master planned area. Staff recommended approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented North Valley Enterprises and stated this Amendment to the Master Plan facilitated the proposed uses for the master planned community.

Bill Curran, 300 South Fourth Street, Las Vegas, representing **Rebecca Bourke, 7170 Eldora Avenue, Las Vegas**, complimented the City on their diligent work with regard to the work completed on the 1905 master planned development. Mr. Curran pointed out the completed traffic study did not address the impact of traffic on the property owners adjacent to the development. Ms. Bourke's property was bordered by C-2 properties. Her property was currently open space with an application to the City for C-2 zoning as well. The area had been master planned as commercial. Mr. Curran stated the proposed Amendment to the Master Plan was very detrimental to Ms. Bourke's property. The original alignment of Centennial Parkway bordered her property to the south. The re-alignment eliminated access from a major street to her property. Later plans called for the vacation of Valley Drive; an eighty foot north/south street that included a bridge across the beltway and traversed south to the airport on Craig Road. That street was intended to be a major access to the applicant's property. It was assumed Rome Boulevard, a sixty foot street, would continue north to connect with the new Allen Lane alignment. While that did not compensate for the loss of access with the vacation of Valley Drive, it would provide for a circulation of traffic and access to their property. This application provided for the removal of Rome Boulevard from Allen Lane to Clayton Street and essentially removed significant access to the applicant's property.

Mr. Curran pointed out the master plan placed a elementary school site immediately across the street from a commercial project. He felt this was problematic to the successful operation of the commercial development. Mr. Curran feared the loss of Rome Boulevard from a street to a paseo with a concrete path, along with the other street eliminations would result in an unsuccessful development.

Mr. Curran pointed out the other commercial developments in the area were neighborhood commercial nodes. He stated if the City desired to have big box centers, they would have to allow for larger commercial centers. He felt the 80 acre commercial development, of which his client owned a portion, was the ideal location. He felt the loss of access and travel lanes severely damaged the ability to place a large commercial development on the site.

Mr. Curran pointed out the traffic study prepared for this amendment addressed internal traffic patterns only and did not take into account the impact it would have on perimeter developments. Mr. Curran suggested a solution to the problem would be to change Rome Boulevard back to a 60 foot street. He felt that Valley Drive did not provide adequate access to a major commercial center.

Councilman Buck differed with Mr. Curran's opinion that the site could only developed as commercial. She felt since the subject site was next to the beltway, it would be an appropriate location for a higher density multi-family use. She also pointed out a big box store would not be appropriate across the street from a school. She questioned whether Rome Boulevard was at any time planned to continue past Valley Drive. Assistant Public Works Director, Transportation Services Manager Ray Burke responded in the previous Master Plan of Streets and Highways, Rome Boulevard ended at Valley Drive. He pointed out that with the configuration of beltway in relation to Centennial Parkway, it was logical to end Rome Boulevard at Valley Drive. She then asked if the request to make Rome Boulevard a street to Valley Drive was a new request. Mr. Burke stated it was since the continuation of the street was never planned. Mr. Curran responded the request was necessitated by the elimination of the bridge that continued Valley Drive that was originally contemplated.

Rebecca Bourke reiterated she was appearing on behalf of the commercial property owners that bordered the 1905 acre development to the south. She stated in 1999, 80 acres were master planned C-2. Since that time, 60 acres had since been permanently zoned commercial. It had been anticipated all along that Valley Drive would be a complete street. In fact, funds had been reserved by the Regional Transportation Commission for the improvement of Valley Drive north in 2006. She had no reason to believe any other plan was being designed. She stated the traffic study prepared by the applicant looked out for the best interest of the development and not surrounding property owners. She felt if her property were owned by the master plan developer, they would ensure access to the site.

Mr. Curran provided Staff with a copy of an impact assessment. Councilman Buck questioned if the traffic study provided indicated the new alignments were adequate and would meet the needs of the City. Mr. Burke stated the study was actually a transportation master plan. He pointed out that any development over 100 acres required a 20 year model. The model was performed as a regional model, not a local model. It took into account property around the project, not just in the project.

Mayor Pro Tempore Robinson asked if Ms. Bourke's property was included in the transportation master plan and Mr. Burke responded it was.

Councilman Eliason asked how far the transportation master plan went beyond the borders of the 1905 master plan. Mr. Burke responded an approximate 2 mile radius was included in the plan. Mayor Pro Tempore Robinson asked if Mr. Burke felt there was adequate ingress and egress to and from Ms. Bourke's property. Mr. Burke stated there was.

Mr. Gronauer stated the transportation master plan had not been prepared hastily and had significant input from City staff. The plan was in the best interest of the City.

Scott Plummer, G.C. Wallace Engineering, stated he had supervised the transportation plan and took into account all of the surrounding developments and went well beyond the boundaries of a normal traffic study. Mr. Plummer stated he met with the property owners of the commercial properties bordering the 1905 acres and discussed their concerns. As a result of those meetings and working with City staff, an alternative access to Rome Boulevard, the Valley Drive extension north to Deer Springs Way, was added. The developer agreed to construct and dedicate that extension as part of the master plan. Mr. Plummer pointed out maximum use of the commercial development would generate approximately 13,000 vehicle trips. A capacity of a two lane collector street was approximately 15,000 one way trips. The plan as designed would only generate approximately 40% capacity for the street. Mr. Plummer stated the extension of Rome Boulevard to Valley Drive as discussed with staff would encourage a cut-through movement through a neighborhood. It was decided that extension was not in the best interest of the master plan. It was felt the walking connection to the park and proposed elementary school would be more beneficial than a street.

Mr. Gronauer submitted a letter from the Clark County School District stating the proposed site was selected through a reservation with the Bureau of Land Management. Mr. Gronauer stated the applicant had been in negotiations with the School District regarding several sites but the site in question was chosen by the School District and not the developer.

Mr. Gronauer felt the developers of the commercial site should be pleased with their location at the doorstep of a major master planned community. He felt the community would drive the commercial development as it would bring the houses and the traffic to the area. Mr. Gronauer felt the adjacency of a commercial development to a school would not be a detriment to the proposed uses.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

Buck and Eliason
NAYS: None
ABSTAIN: None

50. **ORDINANCE NO.1594; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM O-L TO MPC FOR PROPERTY GENERALLY LOCATED NORTH OF CENTENNIAL PARKWAY AND EAST OF DECATUR (ZN-06-02, NORTH LAS VEGAS COMMUNITY) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 7, AMP-03-02 AND ITEM NO. 8, AMP-04-02)**

Ordinance No. 1594 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 A CERTAIN PROPERTY THEREIN FROM O-L TO MPC FOR PROPERTY GENERALLY LOCATED NORTH OF CENTENNIAL PARKWAY AND EAST OF DECATUR (ZN-06-02, NORTH LAS VEGAS COMMUNITY) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

9. **AMP-06-02 (PECOS/OWENS); AN APPLICATION SUBMITTED BY ARIK RAITER C/O DOUBLE R LLC ON BEHALF OF DOUBLE R LLC, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL, FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF OWENS AVENUE AND PECOS ROAD. (ASSOCIATED ITEM NO. 58, ORDINANCE NO. 1603)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission considered and unanimously recommended approval of the proposed amendment to the Comprehensive Plan. The applicant had also submitted a request to reclassify the subject site from a C-2 General Commercial District to a PUD Planned Unit Development District. The site was comprised of two uses; a tavern and car wash, in addition to a utility easement with equipment. In conjunction with this application, the applicant would construct a new structure and renovate the entire site. Staff recommended approval.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, represented the applicant and stated he agreed with all of staff's recommendations.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

58. **ORDINANCE NO. 1603; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM C-2 TO PUD (ZN-08-02, OWENS AVENUE RETAIL BUILDING), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OWENS AVENUE AND PECOS ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 9, AMP-06-02)**

Ordinance No. 1603 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM C-2 TO PUD (ZN-08-02, OWENS AVENUE RETAIL BUILDING), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OWENS AVENUE AND PECOS 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

10. **AMP-08-02 (SIMMONS & EL CAMPO GRANDE); AN APPLICATION SUBMITTED BY FOUR WAY ASSOCIATES, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO OFFICE, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE. (ASSOCIATED ITEM NO. 52, ORDINANCE NO. 1597)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission considered and recommended by a vote of 6-1, the proposed amendment to the Comprehensive Plan. Due to the past approvals for the adjacent properties, it was not anticipated the subject site would develop as a single family development. Therefore, the proposed land use designation and zoning would serve as an adequate buffer between the residential to the north and west and the commercial to the south and the approved church site to the east. Staff recommended approval of the subject item as well.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, represented the applicant and stated he agreed with all of staff's recommendations.

Councilwoman Smith questioned the size of the proposed development. Mr. Garcia responded approximately 2.5 acres.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

52. ORDINANCE NO. 1597; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO C-P FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE (ZN-15-02, SIMMONS & EL CAMPO GRANDE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 10, AMP-08-02)

Ordinance No. 1597 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 A CERTAIN PROPERTY THEREIN FROM R-E TO C-P FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND EL CAMPO GRANDE AVENUE (ZN-15-02, SIMMONS & EL CAMPO GRANDE) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

Councilman Eliason left Chambers at 8:10 p.m. and returned at 8:12 p.m.

11. **AMP-10-02 (CENTENNIAL & PECOS); AN APPLICATION SUBMITTED BY PECOS AND CENTENNIAL PARKWAY TRUST, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL, FOR APPROXIMATELY TEN ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (ASSOCIATED ITEM NO. 51, ORDINANCE NO. 1596)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002 the Planning Commission considered and unanimously recommended approval to change the Comprehensive Plan from Medium Density Residential to Neighborhood Commercial for approximately 10 acres of land. The applicant proposed a rezoning to C-1 Neighborhood Commercial (ZN-13-02) as well. As a result of the Commercial Corridor Study and recommendations currently contained in the Comprehensive Plan, the Planning Commission determined that a 20-acre Neighborhood Commercial node would be suitable at the subject location. Staff recommended approval.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, representing the applicant, stated he concurred with Staff's and Planning Commission's recommendations.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

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

51. ORDINANCE NO. 1596; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM M-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD (ZN-13-02, CENTENNIAL & PECOS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 11, AMP-10-02)

Ordinance No. 1596 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 A CERTAIN PROPERTY THEREIN FROM M-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD (ZN-13-02, CENTENNIAL & PECOS) 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

12. AMP-37-01 (CENTENNIAL AND LOSEE); AN APPLICATION SUBMITTED BY ALBERT J. GUIDA AGENCY ON BEHALF OF 1979 GUIDA TRUST, PROPERTY OWNERS, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. (ASSOCIATED ITEM NO. 13, AMP-38-01; AND ITEM NO. 14, AMP-40-01)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002 the Planning Commission considered and forwarded the item to Council without a recommendation. The applicant had also submitted four additional applications (AMP-38-01, AMP-39-01, AMP-40-01, and ZN-61-01). Acting Director Stubler pointed out AMP-38-01 and AMP-40-01 were recommended for approval by the Planning Commission but a request was received to continue the items. AMP-39-01 and ZN-61-01 were recommended for denial and had been appealed. The Development Services Department recommended denial of the subject item as the proposed amendment did not comply with the guidelines established in the Comprehensive Plan.

Acting Director Stubler explained this application was presented as part of zone change ZN-61-01, an application for PUD zoning. Staff processed all items associated with this PUD zoning and assessed the application and its benefits to the City of North Las Vegas. A review of the entire application lead to the recommendation of denial on all parts of the application. Staff requested Council deny the application so that it could be resubmitted and re-examined under its own merits and not part of a PUD.

Mayor Montandon commented generally, a better project was developed in larger sections. He asked if the intent was now to break up the applications and review each individually. Acting Director Stubler stated the application was reviewed as a PUD. Staff saw no benefit to the City as there were no amenities and there was a large portion of high density apartments that was not consistent with the current Comprehensive Plan. If Council felt there was merit to having a commercial development at the subject location, Staff had not sufficiently reviewed the commercial application to assure compliance with design guidelines and other pertinent issues. Mayor Montandon stated in general, the PUD concept had been producing better products than individual applications. Acting Director Stubler stated the first step in the process was the PUD must comply with the Master Plan, thus the application for an Amendment to the Master Plan.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated this application was a small portion of a much larger plan. The project consisted of 20 acres and was located on the southeast corner of Centennial Parkway and Losee Road which were both 100 foot right-of-way streets. The project met the City's

minimum requirements for Neighborhood Commercial shopping centers. Within one mile to the north of the proposed project was the beltway off-ramp creating a prime piece of commercial property. In addition, along the north portion of the property, there were power lines that traversed the frontage of Centennial Parkway. To the southwest of the property, a hospital was proposed. Mr. Gronauer stated although a super majority vote was not obtained at the Planning Commission, the item did receive a 3-4 vote in favor of approval.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

13. **AMP-38-01 (CENTENNIAL AND LOSEE); AN APPLICATION SUBMITTED BY ALBERT J. GUIDA AGENCY ON BEHALF OF 1979 GUIDA TRUST, PROPERTY OWNERS, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND AZURE AVENUE. (ASSOCIATED ITEM NO. 12, AMP-37-01; AND ITEM NO. 14, AMP-40-01)**

Mayor Montandon opened the Public Hearing.

ACTION: CONTINUED TO MARCH 20, 2002

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

14. **AMP-40-01 (CENTENNIAL AND LOSEE); AN APPLICATION SUBMITTED BY**

ALBERT J. GUIDA AGENCY ON BEHALF OF 1979 GUIDA TRUST, PROPERTY OWNERS, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO OFFICE, ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF AZURE AVENUE AND LOSEE ROAD. (ASSOCIATED ITEM NO.12, AMP-37-01; AND ITEM NO. 13, AMP-38-01)

ACTION: CONTINUED TO MARCH 20, 2002

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

15. **APPEAL, SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC., OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-14-01 (CENTENNIAL CROSSING); AN APPLICATION SUBMITTED BY CENTENNIAL-COMMERCE, LLC; ART MACARAEG, REPRESENTATIVE, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. (ASSOCIATED ITEM NO. 16, ZN-19-01)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of June 13, 2001 the Planning Commission recommended denial of the subject Amendment to the Master Plan by a vote of 6-1. The applicant appealed this item along with an associated zoning item ZN-19-01. City Council referred both items back to the Planning Commission. The two subject items went before the Planning Commission on January 23, 2002. Staff recommended that AMP-14-01 and ZN-19-01 be denied as the subject site did not comply with the guidelines established in the Comprehensive Plan and there was no compelling reason for the amendment. The rezoning was not justified by changed or changing conditions since the adoption of the Comprehensive Plan in 1999. In addition, the market plan submitted with the application did not justify the change as well. Staff did not agree with the characterization that the application was in substantial compliance as a considerable amount of commercial had already been approved in the Eldorado

development, which consisted of 100 acres to the west of the subject site as well as approximately 30 acres the east at North 5th and Centennial Parkway. There were 20 additional acres recommended for approval by the Planning Commission at the southeast corner of Commerce Street and Centennial Parkway. Approval of this item would exceed the 35 acre recommendation in the current Comprehensive Plan.

Mayor Montandon disclosed that Sean Lampman, with whom he had a previous business relationship, was involved in the project. There was no continuing business relationship between the Mayor and Mr. Lampman.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, the subject location was appropriate because it was at the intersection of two 100-foot arterial streets. During the deliberations at the Planning Commission meeting, it was requested the zoning application be changed from a C-2 zoning to a C-1 application. In addition, the neighborhood commercial guidelines stated neighborhood commercial areas were not to be less than 10 acres in size. The subject site was approximately 18 acres in size. The neighborhood commercial guidelines stated there should not exceed more than 35 acres at any intersection. Mr. Garcia pointed out there was no other commercial developments at the subject intersection. He stated a commercial development would not generate traffic, instead it would capture existing traffic. He further commented there had been no request for any 24-hour uses on the site. The necessary buffering would be in place and the site would be architecturally and aesthetically integrated into the neighborhood. Mr. Garcia stated the subject site was approximately one mile from the beltway ramps. He felt there were residents in close proximity to the proposed development who would be the target market for a grocery anchored shopping center.

Mr. Garcia stated the residents in the area had expressed a need for neighborhood commercial services to eliminate the need to drive approximately five miles for those amenities. The benefits to the City included a fiscal tax base and responsive services to the constituents. He pointed out commercial developments produced more revenues than they consumed in City services.

The subdivisions of Granite Creek, Sunnybrook, and Whispering Meadows were invited to two meetings to discuss the specifics of the project. Mr. Garcia submitted a petition with over 940 signatures indicating support for the project.

Councilwoman Smith read the text of the petition that the residents had signed:

“We the undersigned citizens of North Las Vegas living in Granite Creek, Sunnybrook, or Whispering Meadows located at the south and west of Centennial Parkway and Commerce

Street, sign this petition to the North Las Vegas Planning Commission and City Council to show our support of the proposed shopping center, Centennial Crossing, located at the southwest corner of Centennial Parkway and Commerce Street. We understand that the Centennial Crossing will include an Albertson's as the anchor store. We realize this is one of the fastest growing cities in the United States and with the growing population there will be need to have enough businesses to serve the families in this vicinity."

Mr. Garcia stated there was an another petition that was geared specifically for The Parks subdivision that contained the identical wording.

Councilman Eliason recalled there was opposition from residents in The Parks. He questioned how many signatures came from residents in The Parks. Mr. Garcia responded there was in excess of 400 signatures; representing over 50% of the occupants in the subdivision. It was Mr. Garcia's opinion that the 1,000 plus homes in the area already could support a shopping center.

Terry Urquhart, 6624 Montezuma Castle Lane, North Las Vegas, stated he lived in The Parks. There had been literature given to the residents from presumably, the developer that contained misinformation regarding the convenience of a neighborhood shopping center. He suggested the shopping center be walled and gated for the exclusive use of the surrounding subdivisions. He felt the intended use was to be a hub for commercial activity in the area to provide services to not only those who lived in the immediate area but to those who did not have commercial services in their neighborhoods. He urged Council to deny the application for commercial development.

Ralph Zimmerman, 2109 Silver Avenue, Las Vegas, stated he represented the owners of the property located on the southwest corner of Centennial Parkway and North Fifth Street. They requested approval of the application.

Cynthia Hall, 6479 Petrified Forest, The Parks, spoke in favor of the project.

Richard Cherchio, 417 Boris Point Avenue, Granite Creek, The Parks, stated he originally had concerns because his homeowners association told him the commercial development dictated apartments be used as a buffer to the residential areas. Since that time, he received more accurate information and was in favor of the commercial development. Mr. Cherchio pointed out the shopping center would be between a school and the residential subdivision. That presented a concern because of the children crossing a busy intersection. Mr. Cherchio stated if the development was constructed

properly, those concerns should be mitigated. He asked Council to approve the project.

Mayor Montandon asked Scott Plummer, G.C. Wallace Engineering, how much traffic a net 15 acre residential neighborhood would generate. Mr. Plummer responded approximately 10 trips per day for each home. For 75 homes, the development would generate approximately 750 trips. Mayor Montandon then questioned how many trips a standard commercial development of the same size would generate. Mr. Plummer stated the average for an Albertson's shopping center was approximately 14,000 to 15,000 trips per day. Mr. Plummer clarified that was two way traffic; the shopping center would generate and attract traffic.

Councilwoman Smith stated Staff had reported commercial developments should be spread out to avoid focusing too much of one type of use on any one intersection. On the other hand, if too much commercial developments were allowed, they would not fulfill their purpose and there would be vacancies and failures. She stated she saw the need for the commercial in the area but a substantial amount of commercial had been approved approximately one quarter of a mile away.

Mr. Garcia stated in his experience, commercial developments were expanding. Construction of unplanned amenities such as hospitals generated more commercial growth to support the use. The construction of beltways also generated commercial uses in their vicinity. Mr. Garcia stated the City of Henderson was a leading city for commercial uses and had not been able to adequately forecast the commercial needs of the community. Councilwoman Smith referenced a commercial development on the corner of Flamingo Road and Sandhill Road that was partially empty. Mr. Garcia was unable to address that development specifically but said neighborhoods and commercial centers would evolve. If the residential areas thrived and prospered, the commercial centers would be viable. Mr. Garcia felt if an area had the proper balance of residential, commercial, and institutional uses it would be successful.

Director Stubler stated there was an abundance of commercial zoning existing in the area already. He felt market studies would drive the development of subsequent commercial uses.

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION TO DENY REVERSED; AMP-14-01 APPROVED

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

and Eliason
NAYS: Councilwoman Smith
ABSTAIN: None

16. APPEAL, SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC., OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-19-01 (CENTENNIAL CROSSING); AN APPLICATION SUBMITTED BY CENTENNIAL-COMMERCE, LLC; ART MACARAEG, REPRESENTATIVE, TO CHANGE THE ZONING FROM R-E RANCH ESTATES TO C-2 GENERAL COMMERCIAL FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. (ASSOCIATED ITEM NO. 15, AMP-14-01)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the June 13, 2001 meeting, the Planning Commission unanimously recommended denial of the subject request for zone change. As with the previous item, the City Council referred both items back to the Planning Commission. Given the approval of AMP-14-01, Staff recommended approval of the item.

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION TO DENY REVERSED; STAFF DIRECTED TO PREPARE AN ORDINANCE FOR PERMANENT ZONING

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: Councilwoman Smith

ABSTAIN: None

17. APPEAL, SUBMITTED BY GEORGE GARCIA, ON BEHALF OF BERNIE CHIPPOLETTI, COURT-APPOINTED RECEIVER, OF THE DECISION OF THE PLANNING COMMISSION AFFIRMING THE DECISION OF THE DEVELOPMENT SERVICES DIRECTOR NOT TO ACCEPT AN APPLICATION TO AMEND AN EXPIRED RESOLUTION OF INTENT (RESOLUTION NO. 1800), FOR THAT CERTAIN PROJECT COMMONLY KNOWN AS "GREENPOINT" GENERALLY

LOCATED ON THE NORTHEAST CORNER OF WASHBURN ROAD AND NORTH 5TH STREET (SPA-01-02; CORTEZ HEIGHTS).

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the January 23, 2002 meeting, the Planning Commission affirmed by a 6-1 vote, a decision made by the Director of Development Services to not accept for review an application to amend an expired Resolution of Intent for the project known as "Greenpoint." Staff recommended Council affirm the decision of the Planning Commission. In addition, a protest had been received via e-mail requesting Council uphold the Planning Commission's decision.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, introduced Mr. Bernie Chippoletti, the court appointed receiver of the property, and stated their desire to explore an alternative solution that would be in the best interest of all involved. He requested a continuance to review options and alternatives with City Staff.

Mayor Montandon stated the City was attempting to negotiate for a development other than a mobile home park on the subject site that would be beneficial to the residents as well as the City.

Dale Stefanisko, 5336 French Lavender Street, North Las Vegas, spoke in opposition to the development of a mobile home park but recognized the need for the review of additional alternatives. He felt a mobile home park was not a good mix with the single family residential developments in the area.

Alexander Young, 5328 French Lavender Street, North Las Vegas, also spoke in opposition to a mobile home park. He stated originally, the existing mobile home park was to be only open to residents 55 years and over, but soon the age restriction was done away with. He felt a mobile home park in the area would lower his property value. He also pointed out the site was no longer suitable for a mobile home park.

Bob Borgersen, 4751 Possum Berry, North Las Vegas, stated many people had worked very hard to stop the development of the mobile home park. He felt mobile homes or manufactured homes were not appropriate for the area. He requested single family homes be built at the subject location.

Mayor Montandon stated this was a complicated issue as there were structural considerations whereby single family homes could not be constructed on the site. However, home builders were forced to be more creative with the rise in housing costs.

Mr. Garcia stated their goals for the property did not include the construction of a mobile home park.

ACTION: CONTINUED TO MARCH 20, 2002

MOTION: Councilman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

18. **APPEAL, SUBMITTED BY REBECCA BOURKE (AKA REBECCA FELLER), OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE T-898; AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISE LLC, FOR APPROVAL OF A TENTATIVE MAP TO DEVELOP 87 LOTS ON 1905 ACRES ON PROPERTY ROUGHLY BOUNDED BY GRAND TETON DRIVE TO THE NORTH, CENTENNIAL PARKWAY TO THE SOUTH, DECATUR BOULEVARD TO THE WEST AND CLAYTON STREET TO THE EAST.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the January 23, 2002 meeting, the Planning Commission unanimously approved T-898. The appeal was filed stating "incompatible road network requirements to existing C-2 zoning to the south side of Rome." Mr. Stubler recommended Council affirm the Planning Commission's decision.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, representing North Valley Enterprises LLC, asked all discussion and documentation from Item No. 8 be entered into the record for this item.

Bill Curran, 300 South Fourth Street, Las Vegas, representing **Rebecca Bourke, 7170 Eldora Avenue, Las Vegas**, asked all discussion and documentation from Item No. 8 be entered into the record for this item.

Councilwoman Smith stated there was an agreement with North Valley Enterprises

regarding the tentative map. She asked that both parties work out an equitable solution for all. Mr. Gronauer stated North Valley Enterprises would meet with Ms. Bourke and discuss their issues.

Mayor Montandon closed the Public Hearing.

ACTION: APPEAL DENIED; T-898 APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

19. APPEAL, SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC. ON BEHALF OF JACK BINION, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-34-01 (CENTENNIAL PAVILION); AN APPLICATION TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. (ASSOCIATED ITEM NO. 20, AMP-35-01; ITEM NO. 21, AMP-36-01; AND ITEM NO. 22, ZN-58-01)

Mayor Montandon opened the Public Hearing.

Mayor Montandon disclosed that Sean Lampman, with whom he had a previous business relationship, was involved in the project. There was no continuing business relationship between the Mayor and Mr. Lampman.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission denied the subject Amendment to the Master Plan by a vote of 4-3. Seventy-five acres of commercial development was proposed at the intersection of Centennial Parkway and Losee Road. The Planning Commission previously approved an application for Neighborhood Commercial at the northeast and southwest corners of the subject intersection. The total of those two approvals was approximately 35 acres. This application was submitted in conjunction with three other applications (AMP-35-01, AMP-36-01, and ZN-58-01). Staff did not support those

applications in part or as a whole, as a PUD, since there was no compelling reason to amend the Comprehensive Plan. Mr. Stubler clarified this item represented one piece of a Planned Unit Development and stated "the land uses and design of a proposed PUD shall be consistent with the City's Master Plan." The Amendments to the Master Plan were necessary for the PUD to comply with ordinance and move forward.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, explained the property on the northwest corner of Centennial Parkway and Losee Road was approximately 40 acres; 15 acres commercial, 5 acres office, and 20 acres of high density residential. Mr. Garcia stated the commercial and the remainder of the proposed uses were appropriate as they were located at the intersection of two 100 foot arterial streets. Centennial Parkway was not typical as it ran parallel to the beltway to the immediate north. He pointed out the development was approximately seven-tenths away from the beltway ramps. The Neighborhood Commercial zoning would fill a primary, immediate need in the area. Mr. Garcia pointed out the size of the proposed development exceeded the required 10 acre minimum for a neighborhood commercial project. He stated the development would serve the residents in the immediate area and would also benefit the tax base for the City.

Mr. Garcia stated the entire project resulted in a small master planned community because of the mix of uses but was under the required 1,000 acres. The neighborhood commercial, office and high density residential portions of the project would be located at the busy, high traffic intersection. To the west and north medium high density residential was proposed that was six units or less to the acre. Moving further north, the density decreased to 4.75 units per acre. The far north of the property was proposed to have 3.5 units per acre. The total project encompassed 166 acres with an average density of 4.5 units to the acre. There would be a total of 755 units without the high density residential units. Mr. Garcia stated the commercial aspect of the project could be supported by the residential units in the development alone. There would be jobs provided in both the office and commercial portions of the project. Mr. Garcia stated the complexion of the area would quickly be transformed as the beltway was completed. He pointed out with all of the future development in the area, there would soon be approximately 3,000 homes in need of services.

Mayor Montandon further clarified that 750 homes would house approximately 2,000 to 2,500 residents or approximately seven acres per 1,000 people. He felt there would be enough residents in the area to support a 15 plus acre commercial site. Mayor Montandon questioned if the new zoning classification of MPC (Master Planned Community) did not have a restriction of 1,000 acre minimum, but instead had a 200 acre minimum, what effect would it have on the site in question. Acting Director Stubler responded Mayor Montandon's analysis of the amount of commercial necessary to support the residents in the area was correct. He added however, that some of the residential neighborhoods Mr.

Garcia spoke of had not yet been constructed and the area was currently zoned as low density. The City would review that application when it was received to be assured that all amenities associated with a planned unit development were present. Because the application was for a PUD, there was an associated 20 acres of high density residential that was in direct contradiction to the Comprehensive Plan. Staff felt there was enough high density residential developments scheduled for that area. The application had been reviewed as a PUD concept and Acting Director Stubler pointed out there were items that did not comply with a request for a 15 acre neighborhood commercial zoning.

Mayor Montandon then questioned if the new MPC zoning was applied to the project, how much commercial would be allowed. Acting Director Stubler stated he was unsure if the MPC ordinance specified a range of commercial developments.

Mayor Montandon closed the Public Hearing.

ACTION: PLANNING COMMISSION DECISION TO DENY REVERSED; AMP-34-01 APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

20. AMP-35-01 (CENTENNIAL PAVILION); AN APPLICATION SUBMITTED BY JACK BINION, PROPERTY OWNER, TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO OFFICE FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF CENTENNIAL PARKWAY AND LAWRENCE STREET. (ASSOCIATED ITEM NO. 19, AMP-34-01; ITEM NO. 21, AMP36-01; AND ITEM NO. 22, ZN-58-01)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission approved the subject Amendment to the Master Plan by a vote of 5 to 2. Staff did not support all associated applications either in part or as a whole for the entire development since there was no compelling reason to amend the Comprehensive Plan.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, stated the office portion of the project was designed as a buffer to the single family residential development.

Councilwoman Smith questioned if the project met all City standards for design. Mayor Montandon stated the project would be submitted to the City for site plan review.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

21. **APPEAL, SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC. ON BEHALF OF JACK BINION, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-36-01 (CENTENNIAL PAVILION); AN APPLICATION TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LOSEE ROAD AND ROME BOULEVARD. (ASSOCIATED ITEM NO. 19, AMP-34-01; ITEM NO. 20, AMP-35-01; AND ITEM NO. 22, ZN-58-01)**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission denied the subject Amendment to the Master Plan by a vote of 4 to 3. This application was submitted in conjunction with other applications and Staff did not support those applications either in part or as a whole for the entire development since there was no compelling reason to amend the Comprehensive Plan.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, stated the plan for apartments was well situated on two major arterial streets and close to the beltway. There would be one story elevations facing the single family residential portion of the project. To the south would be two story units because they abutted the commercial portion of the development.

Mayor Pro Tempore Robinson asked how many units would be provided. Mr. Garcia responded there would be 280 units on 20 acres, resulting in 14 units per acre. Mayor Pro Tempore questioned what type of units would be constructed. Mr. Garcia stated it would be a gated community with many amenities. Acting Director Stubler stated according to the submitted site plan, which was missing the project data for parcel C, many of the units were two bedroom units, but the majority of units were one bedroom.

Mayor Montandon pointed out the discussion was to determine the density, not the amenities associated with the project.

Councilman Buck felt the proposed project was too high density and would not support the proposed plan. She asked if the project was approved for medium density, would it return to the Planning Commission. City Attorney McGowan responded it would be necessary to return the item to the Planning Commission for their recommendation. Acting Director Stubler added the applicant was requesting zoning to meet the terms of a PUD. If Council were to approve an Amendment to the Master Plan at medium density, with the surrounding zoning currently at low density, that would allow the applicant up to ten units to the acre, providing they withdrew the application for a PUD. Mr. Garcia suggested the project be split into two separate PUDs. Mayor Montandon stated it was unadvisable to split the items into two PUDs. He reminded Mr. Garcia that the Amendment to the Master Plan for the northern portion of the project was the subject of the discussion. Mayor Montandon further stated he would not support high density residential. Mr. Garcia asked if medium density residential would be supported and if it could be acted upon immediately. Mayor Montandon responded if Council felt that zoning was appropriate, a motion could be made to refer the item back to the Planning Commission for review of medium density residential.

Councilwoman Smith concurred that medium density residential was appropriate. Mayor Montandon recommended holding the decision on the next item, the zoning for the PUD until all of the Amendments to the Master Plan were consistent.

Mayor Montandon closed the Public Hearing.

ACTION: REFERRED BACK TO THE PLANNING COMMISSION WITH A RECOMMENDATION FOR REVIEW OF MEDIUM DENSITY RESIDENTIAL AMENDMENT TO THE MASTER PLAN

MOTION: Mayor Montandon

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

22. APPEAL, SUBMITTED BY GEORGE GARCIA C/O G.C. GARCIA, INC. ON BEHALF OF JACK BINION, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-58-01 (CENTENNIAL PAVILION); AN APPLICATION TO RECLASSIFY PROPERTY FROM R-E RANCH ESTATES TO A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. (ASSOCIATED ITEM NO. 19, AMP-34-01; ITEM NO. 20, AMP-35-01; AND ITEM NO. 21, AMP-36-01)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Jim Stubler stated given the action on the last item, it would be appropriate to refer this item back to the Planning Commission.

Mayor Montandon closed the Public Hearing.

ACTION: REFERRED BACK TO THE PLANNING COMMISSION FOR RECOMMENDATIONS APPROPRIATE TO ACTIONS TAKEN ON ITEMS 19 - 21

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

Mayor Montandon recessed the meeting at 9:32 p.m. and reconvened the meeting at 9:41 p.m.

CONSENT AGENDA

23. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF FEBRUARY 6, 2002.

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

24. APPROVAL OF SPECIAL CITY COUNCIL MEETING MINUTES OF FEBRUARY 12, 2002.

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

25. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF FEBRUARY 20, 2002.

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

26. APPROVAL TO AMEND THE 2001 - 2002 STAFFING PATTERN AS FOLLOWS:
(All staffing pattern changes will be processed when administratively feasible)

PUBLIC WORKS

Utilities Division

Transfer one (1) Principal Engineer from the Resources & Environmental Division to the Utilities Division

Reclassify one (1) Engineering Technician I TNS16 to Engineering Technician II TNS17

Title change only: One (1) Development & Flood Control Coordinator to Engineering Associate

Reclassify one (1) GIS Analyst TS19 to Engineering Assistant TA21

Title change only: GIS/GPS Technician to GIS Technician

Title change only: One (1) Project Coordinator to Utilities Support Supervisor

Upgrade one (1) Engineering Technician II TNS17 to Engineering Technician III TNS18

Transportation Division

Reclassify one (1) Transportation Analyst TA20 to Engineering Assistant TA21

Reclassify one (1) Principal Planner TA23 to Principal Transportation Planner TA25

Upgrade one (1) Manager, Roadway Operations TA24 to TA25

Upgrade one (1) Manager, Fleet Operations TA24 to TA25

Engineering Division

Reclassify Three (3) Principal Civil Engineer TA23 to Principal Engineer TA25

Reclassify six (6) Engineer II TA22 to Senior Engineer TA23

Reclassify four (4) Engineer I TA21 to Engineering Associate TA22

Title change only: Two (2) Engineer I TA21 to Engineering Assistant

Development and Flood Control Division

Reclassify one (1) Manager Development & Flood Control TA24 to Manager, Land Development TA25

Reclassify two (2) Development & Flood Control Coordinator TA22 to Senior Engineer TA23

Title change only: Three (3) Project Coordinator to Land Development Project Leader

Property Management Division

Upgrade one (1) Manager, Property Management TA24 to TA25

Reclassify one (1) Engineering Technician I TNS16 to Real Property Agent TA20

Title change only: One (1) GIS/GPS Technician to GIS Technician

Quality Control Division

Reclassify one (1) Manager, Quality Control TA24 to Manager, Construction Services TA25

Reclassify two (2) Supervising Construction Inspector TS21 to Construction Project Inspection Supervisor TS22

Reclassify five (5) supervising Lab Technician TS20 to Senior Construction Project Inspector TS21

Reclassify nine (9) Construction Inspector TNS19 to Construction Project Inspector TNS20

Reclassify one (1) Construction Inspector TNS19 to Senior Construction Project Inspector TS21

Upgrade one (1) Materials Technician TNS16 to TNS18

Survey Division

Upgrade one (1) City Surveyor TA24 to TA25

Upgrade one (1) Deputy City Surveyor TA22 to TA23

Upgrade one (1) GPS Survey Coordinator TS21 to TS22

Title change only: Three (3) Supervising Survey Technician to Principal Survey Technician

Reclassify seven (7) Survey Technician II TNS17 to Senior Survey Technician TNS18

Title change only: Two (2) Survey Technician I to Survey Technician

Environmental Services Division

Transfer two (2) Backflow Technicians from Utilities Account No. 610-4321 to Environmental Services

Transfer one (1) Backflow Crew Leader from Utilities Account No. 610-4321 to Environmental Services

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 CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT
INTERLOCAL CONTRACTS: NINTH SUPPLEMENTAL INTERLOCAL
CONTRACT FOR LOWER LAS VEGAS WASH DETENTION BASIN (CNLV**

Contract No. C-3393); AND THIRD SUPPLEMENTAL INTERLOCAL CONTRACT FOR WESTERN TRIBUTARY LAS VEGAS WASH (ANN ROAD TO CENTENNIAL PARKWAY). (CNLV Contract No. C-3978)

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

28. APPROVAL OF THE DEDICATION OF PROPERTY FOR THE WIDENING OF MARTIN LUTHER KING BOULEVARD FROM THE FOLLOWING CITY-OWNED PROPERTIES:

APN 139-16-610-001 - located at the southeast corner of M.L.K. Blvd. and Brooks Avenue.

APN 139-16-610-163 - located at the southeast corner of M.L.K. Blvd. and Piper Avenue.

APN 139-16-310-086 & -087 - located at the northwest corner of M.L.K. Blvd. and June Street.

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

29. APPROVAL TO ACCEPT UTILITY EASEMENTS RN-126-01, ELLIOT KEY DEVELOPMENT, L.L.C.; ROADWAY EASEMENTS RN-127-01, SYSCO FOOD SERVICES OF LAS VEGAS; UTILITY EASEMENT RN-128-01, RICHMOND AMERICAN HOMES OF NEVADA, INC.; INGRESS/EGRESS EASEMENTS RN-129-01, COLLEGE PARK REALTY; UTILITY EASEMENT RN-130-01, COLLEGE

PARK REALTY; GRANT DEED-DEED OF DEDICATION RN-131-01, COLLEGE PARK REALTY; ROADWAY EASEMENT RN-132-01, TNT AUTO PARTS, INC.; UTILITY EASEMENT RN-133-01, SCHOOL BOARD OF TRUSTEES; INGRESS/EGRESS EASEMENT RN-134-01, LAND LUCKY, LLC; ROADWAY EASEMENTS RN-135-01, RAVCO CORPORATION; PEDESTRIAN ACCESS EASEMENT RN-136-01, RAVCO CORPORATION; UTILITY EASEMENT RN-137-01, LUIS A. & SOLEDAD A. CARRASCO; UTILITY EASEMENT RN-138-01, CAREFREE HOLDINGS L P; UTILITY EASEMENT RN-139-01, FELIX C. AND VIRGINIA E. RUELAS; UTILITY EASEMENT RN-140-01, SANCHEZ FAMILY TRUST.

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

30. AMP-12-02 (PECOS-CENTENNIAL CENTER); AN APPLICATION, SUBMITTED BY JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF CENTENNIAL PECOS LLC, PROPERTY OWNER, TO AMEND THE COMPREHENSIVE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD. (SET PUBLIC HEARING FOR MARCH 20, 2002)

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002

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

31. AMP-13-02 (CENTURY ONE); AN APPLICATION SUBMITTED BY CENTEX

HOMES ON BEHALF OF CENTENNIAL PARKWAY-COMMERCE, LLC, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND REVERE STREET. (SET PUBLIC HEARING FOR MARCH 20, 2002)

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002
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

32. APPEAL OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-09-02 (CLARK COUNTY SCHOOL DISTRICT); AN APPLICATION SUBMITTED BY CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, TO RECLASSIFY PROPERTY FROM RA/CR, REDEVELOPMENT AREA COMMERCIAL RETAIL SUBDISTRICT TO AN RA/PSP, REDEVELOPMENT AREA/PUBLIC SEMI-PUBLIC SUBDISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CAREY AVENUE AND HAMILTON STREET. (SET PUBLIC HEARING FOR MARCH 20, 2002)

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002
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

33. APPEAL OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-61-01 (CENTENNIAL & LOSEE); AN APPLICATION SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF 1979 GUIDA TRUST, PROPERTY OWNER, TO RECLASSIFY PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND LOSEE ROAD. (SET PUBLIC HEARING FOR MARCH 20, 2002)

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002

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. APPEAL OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-39-01 (CENTENNIAL/LOSEE); AN APPLICATION SUBMITTED BY ROBERT J. GRONAUER ON BEHALF OF 1979 GUIDA TRUST, PROPERTY OWNER, TO CHANGE THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND MCCARRAN STREET. (SET PUBLIC HEARING FOR MARCH 20, 2002)**

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002

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

- 35. AMP-21-01 (CENTENNIAL PLAZA); AN APPLICATION, SUBMITTED BY BILL CARAWAY, REPRESENTATIVE ON BEHALF OF IKE LAWRENCE EPSTEIN AND DANA EPSTEIN, PROPERTY OWNERS, TO AMEND THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET. (SET PUBLIC HEARING FOR MARCH 20, 2002)**

ACTION: PUBLIC HEARING SET FOR MARCH 20, 2002

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

36. VAC-05-02 (CENTENNIAL & REVERE); AN APPLICATION, SUBMITTED BY REAL HOMES BY CENTEX HOMES, PROPERTY OWNER, TO VACATE A PORTION OF KITAMAYA STREET. (SET PUBLIC HEARING FOR APRIL 3, 2002)

ACTION: PUBLIC HEARING SET FOR APRIL 3, 2002

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

BUSINESS

37. DIRECTION TO STAFF REGARDING THE SITE LOCATION FOR THE POLICE SUBSTATION.

ACTION: STAFF RECOMMENDATION APPROVED; PROPOSED POLICE SUBSTATION TO BE LOCATED AT WASHBURN ROAD AND ALLEN LANE

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

38. RATIFICATION OF THE TERMINATION OF THE AGREEMENT WITH PATTON

BOGGS, LLP TO REPRESENT THE CITY IN WASHINGTON D.C. (CNLV Contract No. C-5051)

ACTION: TERMINATION RATIFIED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

39. APPROVAL TO PURCHASE A 1500 GPM PUMPER APPARATUS FROM PIERCE MANUFACTURING, INC. IN THE AMOUNT OF \$339,497 FOR THE NORTH LAS VEGAS FIRE DEPARTMENT USING THE CITY OF LAS VEGAS CONTRACT PER NRS 332.195.

ACTION: APPROVED

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

40. APPROVAL OF A PAYMENT IN THE AMOUNT OF \$63,576.37 TO ASSESSMENT MANAGEMENT GROUP (AMG) FOR PROVIDING ASSESSMENT DISTRICT BILLINGS, COLLECTIONS, AND OTHER PROFESSIONAL SERVICES RELATED TO ASSESSMENT DISTRICT NO. 54. (CNLV Contract No. C-3569)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

41. REVIEW AND APPROVAL OF RECOMMENDATIONS MADE BY THE CITIZEN'S ADVISORY COMMITTEE FOR THE ALLOCATION OF 2002/2003 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS RECEIVED FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN THE AMOUNT OF \$1,310,000.

Community Development Director Jacque Risner explained on December 11, 2001, the Citizen's Advisory Committee members reviewed all applications. On January 12, 2002, a bus tour was provided and the applications were reviewed once again. On January 22, 2002, the applications were reviewed a final time and the applicants were given the opportunity to give a presentation to the Committee. On February 12, 2002, the Citizen's Advisory Committee submitted their recommendations to Staff who agreed with some modifications in the Capital Improvements Projects area. It was requested Council follow Staff recommendations.

Councilman Eliason requested the funds allocated to the James Seastrand Helping Hands of North Las Vegas, Inc. be spent exclusively for a van and that van be used for business purposes only.

ACTION: CITY STAFF RECOMMENDATIONS APPROVED (EXHIBIT A)

MOTION: Councilwoman Smith

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

42. APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL

ARCHITECTURAL SERVICES AGREEMENT WITH RAFI FOR THE JUSTICE FACILITY PROJECT TO PROVIDE FOR ADDITIONAL DESIGN DEVELOPMENT, FINAL DESIGN, CONSTRUCTION MANAGEMENT SUPPORT, AND SUPPLEMENTAL SERVICES REQUIRED TO COMPLETE THE REVISED PROJECT SCOPE IN AN AMOUNT NOT TO EXCEED \$1,629,924. (CNLV Contract No. C-4812)

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

43. APPROVAL TO PURCHASE 11.2 ACRES OF PROPERTY FOR THE CONSTRUCTION OF A PUBLIC PARK LOCATED ON THE SOUTHEAST CORNER OF SIMMONS STREET AND GILMORE AVENUE FROM THE ROMAN CATHOLIC CHURCH OF LAS VEGAS IN THE AMOUNT OF \$830,000 PLUS ESCROW FEES AND AUTHORIZATION FOR THE CITY'S MANAGER OF REAL PROPERTY SERVICES TO SIGN THE ESCROW DOCUMENTATION TO COMPLETE THE PURCHASE.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

44. **APPROVAL TO PURCHASE 2.08 ACRES OF PROPERTY FOR THE CONSTRUCTION OF A PUBLIC PARK LOCATED ON THE NORTHEAST CORNER OF SIMMONS STREET AND GILMORE AVENUE FROM ABNER J. THOMPSON IN THE AMOUNT OF \$146,000 PLUS ESCROW FEES AND AUTHORIZATION FOR THE CITY'S MANAGER OF REAL PROPERTY SERVICES TO SIGN THE ESCROW DOCUMENTATION TO COMPLETE THE PURCHASE.**

ACTION: APPROVED AS AMENDED; LOCATION TO READ NORTHEAST CORNER OF SIMMONS STREET AND GOWAN AVENUE

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

ORDINANCES

INTRODUCTION ONLY

45. **ORDINANCE NO. 1605; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD (ZN-12-02, CENTENNIAL/BRUCE), FOR PROPERTY BOUNDED BY DEER SPRINGS ROAD TO THE NORTH, CENTENNIAL PARKWAY TO THE SOUTH, DONNA STREET TO THE WEST AND LAWRENCE STREET TO THE EAST; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 20, 2002)**

Ordinance No. 1605 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO PUD (ZN-12-02, CENTENNIAL/BRUCE), FOR PROPERTY BOUNDED BY DEER SPRINGS ROAD TO THE NORTH, CENTENNIAL

PARKWAY TO THE SOUTH, DONNA STREET TO THE WEST AND LAWRENCE STREET TO THE EAST; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MARCH 20, 2002

46. **ORDINANCE NO. 1606; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM M-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD (ZN-17-02, PECOS-CENTENNIAL CENTER) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 20, 2002)**

Ordinance No. 1606 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 A CERTAIN PROPERTY THEREIN FROM M-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND PECOS ROAD (ZN-17-02, PECOS-CENTENNIAL CENTER) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MARCH 20, 2002

47. **ORDINANCE NO. 1607; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET**

(ZN-28-01, CENTENNIAL PLAZA) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 20, 2002)

Ordinance No. 1607 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 A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND COMMERCE STREET (ZN-28-01, CENTENNIAL PLAZA) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MARCH 20, 2002

48. **ORDINANCE NO. 1609; AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.12.020 OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO ADD DEFINITIONS OF SIGNS, AMEND 17.24.110(C)(2) PROHIBITING POLE SIGNS AND AMEND 17.24.110(E) FREESTANDING SIGNS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR MARCH 20, 2002)**

Ordinance No. 1609 as introduced by the City Clerk:

AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.12.020 OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO ADD DEFINITIONS OF SIGNS, AMEND 17.24.110(C)(2) PROHIBITING POLE SIGNS AND AMEND 17.24.110(E) FREESTANDING SIGNS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR MARCH 20, 2002

ORDINANCES

FINAL ACTION

49. **ORDINANCE NO. 1582; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ALEXANDER ROAD AND REVERE STREET (ZN-19-00, CITY OF NORTH LAS VEGAS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED JANUARY 16, 2002)**

Ordinance No. 1582 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 A CERTAIN PROPERTY THEREIN FROM M-2 TO R-1 FOR PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ALEXANDER ROAD AND REVERE STREET (ZN-19-00, CITY OF NORTH LAS VEGAS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

53. **ORDINANCE NO. 1598; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY**

THEREIN FROM R-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND SIMMONS STREET (ZN-11-02, ALBERTSON'S) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1598 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 A CERTAIN PROPERTY THEREIN FROM R-1 TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND SIMMONS STREET (ZN-11-02, ALBERTSON'S) 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

54. ORDINANCE NO. 1599; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E RANCH ESTATES TO PUD (ZN-64-98, RANCHO MIRAGE), FOR PROPERTY GENERALLY LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 600 TO 1200 FEET NORTH OF ANN ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1599 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF

NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E RANCH ESTATES TO PUD (ZN-64-98, RANCHO MIRAGE), FOR PROPERTY GENERALLY LOCATED WEST OF COMMERCE STREET AND APPROXIMATELY 600 TO 1200 FEET NORTH OF ANN 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

55. **ORDINANCE NO. 1600; AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.28.050, PARAGRAPH C.1.B AND SECTION 17.32.030 OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO REQUIRE THAT SIGNS FOR SPECIAL USE PERMITS BE POSTED IN THE SAME MANNER AS REZONING AND SPECIAL USE PERMITS FOR THE "ON SALE" OF ALCOHOLIC BEVERAGES, THAT THE FEES BE RAISED FOR THE ADDED COST OF POSTING THE SIGNS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 1600 as introduced by the City Manager:

AN ORDINANCE RELATING TO ZONING; AMENDING SECTION 17.28.050, PARAGRAPH C.1.B AND SECTION 17.32.030 OF TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS TO REQUIRE THAT SIGNS FOR SPECIAL USE PERMITS BE POSTED IN THE SAME MANNER AS REZONING AND SPECIAL USE PERMITS FOR THE "ON SALE" OF ALCOHOLIC BEVERAGES, THAT THE FEES BE RAISED FOR THE ADDED COST OF POSTING THE SIGNS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: PASSED AND ADOPTED

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

56. ORDINANCE NO. 1601; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HOPE STREET AND AZURE AVENUE (ZN-02-02, UNLIMITED HOLDINGS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1601 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 A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HOPE STREET AND AZURE AVENUE (ZN-02-02, UNLIMITED HOLDINGS) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Acting Development Services Director Jim Stubler explained at the meeting of January 23, 2002, the Planning Commission considered and recommended approval, by a vote of 4-3, permanent zoning of the subject application. The subject site was not included in the Neighborhood Commercial designation that was approved by the Planning Commission, however the application was approved because it was consistent with the current Comprehensive Plan designation of Community Commercial. Staff recommended the application be denied as it was distant and not contiguous to an adjoining PUD.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, stated the application did conform to the current Comprehensive Plan and concurred with the

recommendation of the Planning Commission.

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

57. ORDINANCE NO. 1602; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED WEST OF NORTH 5TH STREET, APPROXIMATELY 670 FEET NORTH OF CENTENNIAL PARKWAY (ZN-07-02, NORTH 5TH & CENTENNIAL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Ordinance No. 1602 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 A CERTAIN PROPERTY THEREIN FROM R-E TO C-1 FOR PROPERTY GENERALLY LOCATED WEST OF NORTH 5TH STREET, APPROXIMATELY 670 FEET NORTH OF CENTENNIAL PARKWAY (ZN-07-02, NORTH 5TH & CENTENNIAL) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

59. ORDINANCE NO. 1604; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS TO AMEND ORDINANCE NO. 1358, SECTION 2.08.015 OF THE NORTH LAS VEGAS MUNICIPAL CODE ESTABLISHING FOUR WARDS BASED ON CURRENT POPULATION AS DETERMINED BY THE LAST PRECEDING NATIONAL CENSUS; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

Ordinance No. 1604 as introduced by the City Manager:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS TO AMEND ORDINANCE NO. 1358, SECTION 2.08.015 OF THE NORTH LAS VEGAS MUNICIPAL CODE ESTABLISHING FOUR WARDS BASED ON CURRENT POPULATION AS DETERMINED BY THE LAST PRECEDING NATIONAL CENSUS; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

APPOINTMENT

60. APPOINTMENT TO THE CLARK COUNTY MULTIPLE SPECIES HABITAT

CONSERVATION PLAN - IMPLEMENTATION & MONITORING COMMITTEE.

ACTION: JAN SCHWEITZER APPOINTED AS MEMBER; LESLIE LONG APPOINTED AS ALTERNATE FOR INDEFINITE PERIODS

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

COUNCIL ITEMS

Councilman Buck requested recommendations for master planned communities smaller than 1,000 acres.

Mayor Pro Tempore Robinson requested the issue of landscaping at Destinations II be expedited.

CITY COUNCIL BOARD UPDATES

- **Las Vegas Convention & Visitors Authority**

Had not met.

- **Clark County District Board of Health**

Councilwoman Smith stated the Board had discussed tort reform, medical malpractice and other health issues.

- **Southern Nevada Regional Planning Coalition**

Councilman Buck reported consultants continued to review Tier 1 and 2 agencies in their self-assessment submittals for conformance with the Regional Plan. A brief report was given on the Interlocal Agreement for the Implementation of Policies for Projects of Regional Significance. Gale Frazer from the Regional Flood Control District gave a presentation seeking the support of the SNRPC for a resolution to support Flood Control District in their efforts to obtain ownership of certain federal lands. The Board unanimously adopted the resolution. Councilman Buck also reported there were new appointments made to fill vacancies on the Homeless Task Force.

- **Regional Transportation Commission of Southern Nevada**

Had not met.

- **Clark County Regional Flood Control District**

Had not met.

- **North Las Vegas Housing Authority**

Had not met.

- **Southern Nevada Water Authority**

Had not met.

- **Colorado River Commission**

Had not met.

- **Nevada Development Authority**

Mayor Pro Tempore Robinson stated the City needed to be more aggressive with the Nevada Development Authority to steer more businesses to North Las Vegas. He stated medical malpractice issues needed to be carefully monitored. The Development Authority

also spoke of issues regarding Yucca Mountain.

- **Debt Management Commission**

Had not met.

CITY MANAGER'S REPORT

No report was given.

PUBLIC FORUM

Mike Thomas questioned why the City of North Las Vegas was named in a lawsuit involving a fire that occurred in Las Vegas. City Manager Fritsch stated the City's only involvement was that the North Las Vegas Fire Department responded to the fire as a requirement of a mutual aid agreement. Mr. Thomas then spoke of litigation, arbitration and Open Meeting Law issues.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 10:12 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: APRIL 3, 2002

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

Attest:

/s/ Eileen M. Sevigny
Eileen M. Sevigny, CMC, City Clerk