

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

September 3, 2003

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

**CITY COUNCIL MEETING**

**CALL TO ORDER**

6:04 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**COUNCIL PRESENT**

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

**STAFF PRESENT**

Acting City Manager Gregory Rose	Parks & Recreation Director Michael Henley
Assistant City Manager Dan Tarwater	Community Development Director Jacque Risner
City Attorney Sean McGowan	Public Works Director Jim Bell
City Clerk Eileen M. Sevigny	Detention Center Chief Ken Ellingson
Human Resources Director Vince Zamora	Police Chief Mark Paresi
Development Services Director Donna Kristaponis	Special Projects Analyst Kimberly McDonald
Strategic Planning Director Eric Dabney	Assistant City Clerk Karen L. Storms

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Eileen M. Sevigny, CMC  
City Clerk

**INVOCATION**

Gloria Allen  
Baha'i Faith

**PLEDGE OF ALLEGIANCE**

Councilwoman Stephanie S. Smith

### **COUNCIL RECOGNITION**

- ★ *Recognition of Hunkie Cooper for his contributions as a mentor and sports advisor to the youth of our community and outstanding citizen of the City of North Las Vegas.*

### **PRESENTATIONS**

- ★ *Presentation of a plaque to Sherwin Williams Company for their donation to paint the Neighborhood Recreation Center.*
- ★ *Presentation of awards to the winners of the Home-Page Design Contest for the students of Community College of Southern Nevada for the future web-site of the Cheyenne Technology Corridor.*

### **AGENDA**

#### **1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF SEPTEMBER 3, 2003.**

ACTION: APPROVED; ITEM NO. 41 MOVED TO THE FRONT OF THE AGENDA

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

### **APPOINTMENT**

#### **41. APPOINTMENT BY COUNCILWOMAN SMITH OF ONE PLANNING COMMISSIONER FOR A TERM ENDING JUNE 30, 2005, TO FILL THE POSITION VACATED BY JOY DIAZ WHO RESIGNED AUGUST 18, 2003.**

ACTION: HARRY SHULL APPOINTED FOR TERM ENDING JUNE 30, 2005

MOTION: Councilwoman Smith

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

**CONSENT AGENDA**

15. **APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH MARGE KRATZER, INC. FOR THEIR SHARE OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNS AT CRAIG ROAD AND COMMERCE STREET IN THE APPROXIMATE AMOUNT OF 2.6% OF THE TOTAL COST OR \$6,852 AND LONE MOUNTAIN ROAD AND COMMERCE STREET IN THE APPROXIMATE AMOUNT OF 1.0% OF THE TOTAL COST OR \$6,197 FOR THE COMMERCE VILLAGE RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHEAST CORNER OF KRAFT AVENUE AND COMMERCE STREET. (CNLV Contract No. C-5484)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

16. **APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH TERRASOL FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CENTENNIAL PARKWAY AND LOSEE ROAD IN THE AMOUNT OF 1.75% OF THE TOTAL COST OR \$8,609, CENTENNIAL PARKWAY AND PECOS ROAD IN THE AMOUNT OF 2.3% OF THE TOTAL COST OR \$12,232, CENTENNIAL PARKWAY AND WALNUT ROAD IN THE AMOUNT OF 1.55% OF THE TOTAL COST OR \$8,894, TROPICAL PARKWAY AND LOSEE ROAD IN THE AMOUNT OF 1.05% OF THE TOTAL COST OR \$6,025, AND TROPICAL PARKWAY AND PECOS ROAD IN THE AMOUNT OF 0.9% OF THE TOTAL COST OR \$4,099 FOR THE TERRASOL RESIDENTIAL SUBDIVISION BOUNDED BY PECOS ROAD, CENTENNIAL PARKWAY, TROPICAL PARKWAY, AND WALNUT ROAD.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

17. APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH TERRACINA FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CENTENNIAL PARKWAY AND LOSEE ROAD IN THE AMOUNT OF 1.75% OF THE TOTAL COST OR \$8,609, CENTENNIAL PARKWAY AND PECOS ROAD IN THE AMOUNT OF 2.3% OF THE TOTAL COST OR \$12,232, CENTENNIAL PARKWAY AND WALNUT ROAD IN THE AMOUNT OF 1.55% OF THE TOTAL COST OR \$8,894, TROPICAL PARKWAY AND LOSEE ROAD IN THE AMOUNT OF 1.05% OF THE TOTAL COST OR \$6,025, AND TROPICAL PARKWAY AND PECOS ROAD IN THE AMOUNT OF 0.9% OF THE TOTAL COST OR \$4,099 FOR THE TERRACINA RESIDENTIAL SUBDIVISION BOUNDED BY PECOS ROAD, CENTENNIAL PARKWAY, TROPICAL PARKWAY, AND WALNUT ROAD.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

18. APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH PALMILLA, LLC FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT ANN ROAD AND VALLEY DRIVE IN THE AMOUNT OF 1.8% OF THE TOTAL COST OR \$8,855, ANN ROAD AND DECATUR BOULEVARD IN THE AMOUNT OF 2.3% OF THE TOTAL COST OR \$3,715, TROPICAL PARKWAY AND DECATUR BOULEVARD IN THE AMOUNT OF 5.0% OF THE TOTAL COST OR \$22,775, TROPICAL PARKWAY AND CENTENNIAL PARKWAY IN THE AMOUNT OF 6.6% OF THE TOTAL COST OR \$37,870, AND TROPICAL PARKWAY AND VALLEY DRIVE IN THE AMOUNT OF 1.8% OF THE TOTAL COST OR \$9,563 FOR THE PALMILLA TOWN HOMES LOCATED ON THE SOUTHEAST CORNER OF TROPICAL PARKWAY AND CENTENNIAL PARKWAY.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

19. **AMP-38-03 (LONE MOUNTAIN AND LOSEE); AN APPLICATION, SUBMITTED BY CENTEX HOMES ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OFFICE, MHDR, MEDIUM HIGH DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL TO M-LDR, MEDIUM-LOW DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LAWRENCE STREET AND LONE MOUNTAIN ROAD. (SET PUBLIC HEARING FOR SEPTEMBER 17, 2003)**

ACTION: PUBLIC HEARING SET FOR SEPTEMBER 17, 2003

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

20. **VAC-14-03 (WESTWIND); AN APPLICATION, SUBMITTED BY SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT CO., INC., PROPERTY OWNER, FOR A VACATION OF APPROXIMATELY 1,250 FEET OF THE NORTHERLY 30 FEET OF RACEL STREET BETWEEN SAN MATEO STREET AND VALLEY DRIVE AND VACATION OF APPROXIMATELY 1,270 FEET OF THE WESTERLY SIX FEET OF VALLEY DRIVE BETWEEN HORSE DRIVE AND RACEL STREET. (SET PUBLIC HEARING FOR OCTOBER 1, 2003)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 1, 2003

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

ABSTAIN: None

**PUBLIC HEARINGS - 6:30 P.M.**

2. **VAC-13-03 (RICARDO & LIDIA GOMEZ); AN APPLICATION SUBMITTED BY RICARDO AND LIDIA GOMEZ, PROPERTY OWNERS, TO VACATE 3.5 FEET OF RIGHT-OF-WAY ON BERG STREET COMMENCING AT PIPER AVENUE AND PROCEEDING SOUTH APPROXIMATELY 65 FEET ON PROPERTY LOCATED AT 2848 BERG STREET.**

Public Works Director Jim Bell explained the application was to vacate 3.5 feet of right-of-way behind the public sidewalk. There was no consequence to the roadway. The request would allow for the construction of a car port that met with setback requirements.

Mayor Montandon opened the Public Hearing.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING THREE CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. A public utility easement will be required over the entire area of vacation.
3. The legal description of the vacation must be revised to include only the south 51.26 feet of the west 3.5 feet.

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. **AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-35-02 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS, ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE ELEMENT TO CHANGE THE CURRENT**

**DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (CONTINUED AUGUST 6, 2003) (ASSOCIATED ITEM NO. 4, ZN-124-02 AND ITEM NO. 5, T-970)**

Development Services Director Donna Kristaponis explained the application had previously been before Council but had been sent back to the Planning Commission to consider a different configuration of the site. The application was not previously supported by the Staff and the Planning Commission because the Master Plan did not support commercial at the subject location. Although the application before Council was a much better plan than previously submitted, it was still not recommended for approval.

Mayor Montandon opened the Public Hearing.

**Jason Fackrell, 436 Louisville Drive, North Las Vegas**, was opposed to the project because of the additional traffic the commercial portion would add to the area. He felt homes would better suit the community.

**William Frye, 440 Louisville Drive, North Las Vegas**, spoke in opposition to the project because he felt there were too many pharmacies already in the area and this one was not needed. He felt there was too much commercial development in the vicinity.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented World Premiere Investments and Albertson's/Sav-On. He pointed out Commerce Street, to the north, was designed to be an off-ramp for the 215 beltway and was already a heavily traveled area and the traffic would only continue to increase. Mr. Gronauer pointed out the residents in the Hometown development to the south were of the impression their homes would abut the commercial development. The L shaped portion between the commercial and that development had been approved for residential development. He felt smart growth, bringing commercial into residential areas, was beneficial to the residents and would lessen traffic.

Mr. Gronauer pointed out the open space requirement for the development was placed between the commercial and residential portions to provide a substantial buffer between uses. The homes to be built in the future as part of this application would be provided pedestrian access to the pharmacy. He pointed out a neighborhood meeting had been conducted and there was a very small turnout with little opposition.

**Byron Goynes, B G & G Consultants, 6424 Eagle Point Road**, stated he was retained last year by Specialty Holdings to conduct a survey of residents in the area. In 2000, he conducted his first survey when the project was a proposed 15 acre commercial development. The neighborhood was in opposition to the project. Specialty Holdings

decided not to construct that project there. A new survey was conducted after the new configuration was determined. Mr. Goynes walked the neighborhood on August 16, 17, 18, and 23, 2003. Most of those surveyed were more concerned with the design of the houses and the aesthetic attributes rather than the commercial use on the corner. In four days, 357 houses were surveyed. 202 people approved of the project, 30 disapproved the project, 109 people were not home, 11 were undecided and 5 homes were for sale. It was Mr. Goynes' opinion the use was appropriate at the site.

Mr. Gronauer addressed the issue of setting a precedent for the other corners at the intersection. He pointed out that other applications for commercial in the area did not have a specific, named tenant as this project did.

Councilman Buck appreciated all the work put into the redesign of the project but was still not in favor of commercial on this corner. She felt there was enough commercial in the area.

Mayor Montandon stated when citizens were surveyed and discussions occurred related to quality of life, air quality and congestion the foremost issues in most citizen's minds. And yet public policy assured designs that required the use of cars to get from place to place. There were two primary principles of public design; buffer every use from every other use and provide significant parking because the majority of commercial developments were designed with vehicular traffic to the site. The design that included pedestrian access would reduce traffic in and near residential areas. He was in support of the application.

Councilwoman Smith felt that although the applicant had attempted to create a project that was compatible with the area, the use was not warranted at the proposed location. Her concerns included the additional traffic in the vicinity of a school with children crossing the street at Ann Road.

Mayor Montandon closed the Public Hearing.

**ACTION:** PLANNING COMMISSION DECISION UPHeld; AMP-35-02 DENIED

**MOTION:** Councilwoman Smith

**SECOND:** Councilman Eliason

**AYES:** Council Members Smith, Buck and Eliason

**NAYS:** Mayor Montandon and Mayor Pro Tempore Robinson

**ABSTAIN:** None



4. **AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-124-02 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR A REQUEST TO CHANGE THE ZONING FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF APPROXIMATELY 2.25 ACRES OF NEIGHBORHOOD COMMERCIAL AND 72 SINGLE-FAMILY DWELLINGS ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (CONTINUED AUGUST 6, 2003) (ASSOCIATED ITEM NO. 3, AMP-35-02 AND ITEM NO. 5, T-970)**

ACTION: WITHDRAWN AT THE REQUEST OF THE APPLICANT

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

5. **AN APPEAL, SUBMITTED BY JENNIFER LAZOVICH ON BEHALF OF THE PROPERTY OWNERS, OF THE DECISION OF THE PLANNING COMMISSION TO DENY T-970 (ANN & COMMERCE); AN APPLICATION SUBMITTED BY SPECIALTY HOLDINGS, ON BEHALF OF GEORGE AND LORENE YOUNGHANS, PROPERTY OWNERS, FOR A TENTATIVE MAP REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 72 SINGLE-FAMILY DWELLINGS ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF COMMERCE STREET AND ANN ROAD. (CONTINUED AUGUST 6, 2003) (ASSOCIATED ITEM NO. 3, AMP-35-02 AND ITEM NO. 4, ZN-124-02)**

ACTION: WITHDRAWN AT THE REQUEST OF THE APPLICANT

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

6. **AMP-23-03 (ANN/LOSEE); AN APPLICATION, SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LOSEE ANN 2002, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL AND OPEN SPACE TO MDR, MEDIUM DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAWRENCE STREET. (ASSOCIATED ITEM NO. 7, AMP-24-03 AND ITEM NO. 8, ORDINANCE NO. 1843, ZN-35-03)**

Development Services Director Donna Kristaponis stated Item Nos. 6 and 7 requested changing the current designation to medium density residential and neighborhood commercial, respectively. It was a single project and was recommended for approval by both Staff and the Planning Commission. The project would be bisected by the extension of Ann Road through the site. A wash also bisected the site.

Mayor Montandon opened the Public Hearing.

**Bill Curran, 300 South Fourth Street, Las Vegas**, appeared on behalf of the applicant. Mr. Curran pointed out power lines traversing through a portion of the project created a planning challenge.

Councilman Buck questioned the density of the homes being built to the west of the proposed project. Director Kristaponis responded the zoning for that project was R-1.

Councilman Eliason was concerned with the density of the proposed project. He did not feel the challenges to the project warranted the density requested. Mr. Curran responded the density of the overall project was not excessive.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: Councilman Eliason

ABSTAIN: None

7. **AMP-24-03 (ANN/LOSEE); AN APPLICATION, SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF LOSEE ANN 2002, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL AND OPEN SPACE TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAWRENCE STREET. (ASSOCIATED ITEM NO. 6, AMP-23-03 AND ITEM NO. 8, ORDINANCE NO. 1843, ZN-35-03)**

Mayor Montandon opened the Public Hearing.

**Bill Curran, 300 South Fourth Street, Las Vegas**, appeared on behalf of the applicant and stated the idea of a larger commercial development had been considered but it was felt the proposed application would suit the needs of the community.

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 and Buck

NAYS: Councilman Eliason

ABSTAIN: None

8. **FINAL ACTION ORDINANCE NO. 1843; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 80 ACRES THEREIN FROM A RANCH ESTATES DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAWRENCE STREET (ZN-35-03) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 6, AMP-23-03 AND ITEM NO. 7, AMP-24-03)**

Ordinance No. 1843 as introduced by the Acting City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 80 ACRES THEREIN FROM A RANCH ESTATES DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAWRENCE STREET (ZN-35-03) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Development Services Director Donna Kristaponis stated Staff recommended approval of the item. The manmade barriers necessitated by the drainage channel and the configuration of Ann Road allowed for the redesign of the project to include walking trails and a park along the drainage easement and the developer was also willing to place a park location in each quadrant. Staff felt those elements made the proposal attractive to the City.

**Bill Curran, 300 South Fourth Street, Las Vegas**, appeared on behalf of the applicant and added that because a large amount of park space was offered, parking space for oversized vehicles was also offered.

Councilman Buck asked for a condition regarding lighted basketball courts. Mr. Curran stated the condition had been considered but rejected because it would invite people from outside the neighborhood to use the courts and to stay later in the evening than would be appropriate. Councilman Buck stated lighting could be for limited hours and would give the children in the development a place to play other than in the street. Parks & Recreation Director Mike Henley stated Council had taken action on amenities to be included in small lot developments. He was unsure if this project moved forward through the Planning Commission before or after those amenities were approved. He was confident he could meet with the developer to discuss additional requirements.

Mayor Montandon hoped Council had given the Parks & Recreation Department enough guidance to work with developers to attach conditions that did not need to be altered at the City Council meeting. Councilman Buck countered that when high density projects were presented to Council, it was important to have enough recreational facilities for the children who would be living there. Mayor Montandon felt lighted basketball courts were a more appropriate amenity for a large City or regional park rather than a small residential park. Councilman Buck reiterated the time the lights were operated could be regulated.

Councilwoman Smith agreed some type of lighted amenity should be included in higher density projects. She asked if a homeowner's association would be established with Conditions, Covenants and Restrictions. Mr. Curran stated it would.

ACTION: PASSED AND ADOPTED

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

9. **AMP-34-03 (SIMMONS AIRPARK-NORTH); AN APPLICATION SUBMITTED BY INDUSTRIAL REAL ESTATE AND DEVELOPMENT SERVICES, LTD. ON BEHALF OF READY MIX, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF BUSINESS, RESEARCH OR DEVELOPMENT PARK TO LIGHT INDUSTRIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND BROOKS AVENUE. (ASSOCIATED ITEM NO. 10, ORDINANCE NO. 1844, ZN-44-03)**

Development Services Director Donna Kristaponis explained the application was recommended for approval by both Staff and the Planning Commission.

Mayor Montandon opened the Public Hearing.

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

10. **FINAL ACTION ORDINANCE NO. 1844; 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 AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND BROOKS AVENUE (ZN-44-03, SIMMONS AIRPARK-NORTH) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 9, AMP-34-03)**

Ordinance No. 1844 as introduced by the Acting 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 AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO AN M-1, BUSINESS PARK INDUSTRIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND BROOKS AVENUE (ZN-44-03, SIMMONS AIRPARK-NORTH) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilman Eliason

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

11. **AMP-35-03 (CAROL PAPPAS); AN APPLICATION SUBMITTED BY CAROL PAPPAS, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND ANN ROAD. (ASSOCIATED ITEM NO. 12, ORDINANCE NO. 1845, ZN-47-03)**

Director of Development Services Donna Kristaponis explained the location could be appropriate with retail or a number of other uses. The Master Plan stated for neighborhood commercial, there should be no more than 35 acres at any particular intersection. In this instance, the application was not supported by the Comprehensive Plan. Mayor Montandon asked for the size of the development. Director Kristaponis responded 67 acres.

Mayor Montandon opened the Public Hearing.

**James Veltman, 4470 North Chieftain Street, Las Vegas**, stated a marketing study found the market did support the proposed land use. Mayor Montandon questioned if an anchor tenant had been engaged or a development timetable had been developed for the project. Mr. Veltman responded an anchor tenant was in the works. He did not have a development timetable.

**David Hobart, 2522 Spanish Fork Avenue, North Las Vegas**, stated commercial developments were already being constructed in the area. He did not feel there was a need for an additional strip mall in the area.

**Mark Butler, 5511 Echo Hawk Street, North Las Vegas**, opposed the application as he felt a large wall would block his view. He was concerned about street lights, garbage trucks, and the additional traffic a commercial development would create.

**Jim Corsi, 5535 Echo Hawk Street, North Las Vegas**, spoke in opposition to the proposed project. He had a child who attended Cozine Elementary and was concerned about the additional traffic a commercial center would create. He was also concerned about a block wall and the elevation of that wall.

Mayor Montandon pointed out an Albertson's grocery store was being constructed on the northwest corner and it would be interesting to see the competition between the stores in the neighborhood. He felt there was a lot of commercial in the neighborhood.

Councilwoman Smith agreed there was a large number of commercial developments in the area and because no definite plan was presented, it was difficult to approve a concept. Mr. Veltman stated the marketing study identified the area as a commercial node. The property had previously been zoned commercial but inadvertently, the zoning did not get continued. Mayor Montandon questioned if the application was before Council because the commercial zoning had expired, or because it was proposed for development. Mr. Veltman stated the Pappas family was preparing to develop the property but let the commercial zoning expire. The marketing study recommended C-1 zoning. Mr. Veltman suggested a continuance until definite information could be presented to Council. Mayor Montandon stated he had several questions that could not be answered if the applicant did not have an anchor tenant.

Councilman Buck felt there was too much commercial in the area already and wished the item move forward for denial. She felt a residential development was more appropriate.

Mayor Montandon closed the Public Hearing.

**ACTION: DENIED**

**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**

12. **FINAL ACTION ORDINANCE NO. 1845; 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 A RANCH ESTATES DISTRICT TO A NEIGHBORHOOD COMMERCIAL DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SIMMONS STREET AND ANN ROAD (ZN-47-03) AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 11, AMP-35-03)**

ACTION: WITHDRAWN AT THE REQUEST OF THE APPLICANT

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

13. **PUBLIC HEARING REGARDING THE FINAL ASSESSMENT ROLL FOR SPECIAL IMPROVEMENT DISTRICT NO. 59, CRAIG ROAD TO COMMERCE STREET TO BERG STREET. (ASSOCIATED ITEM NO. 14, RESOLUTION NO. 2283 AND ITEM NO. 33, ORDINANCE NO. 1849)**

Public Works Director Jim Bell explained this was the second of three phases to complete Craig Road. Included in the project were drainage improvements, and improvements on Losee Road. The Special Improvement District was part of the overall project to accomplish roadway improvements, street lights and sidewalks. The majority of the project was funded by the Regional Transportation Commission. Director Bell stated this Hearing was to hear comments from the public.

Mayor Montandon opened the Public Hearing.

Director Bell stated he had received an inquiry from Bob Mendenhall regarding the Improvement District cost on the Losee portion. Property Manager Randy Cagle had been in contact with Mr. Mendenhall and it was understood the objection was withdrawn. Property Manager Cagle explained the letter of protest represented parcel number 139-01-101-019. The cost allocation for the project was questioned. Mr. Mendenhall submitted his maps and cost estimates as supporting documentation. The area he based his calculation on was found to be in error, thereby making his calculations incorrect. Once the calculation was explained to his representative, he withdrew his complaint.

Mayor Montandon closed the Public Hearing.

ACTION: PUBLIC HEARING HELD



**14. RESOLUTION NO. 2283; A RESOLUTION CONCERNING CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); OVERRULING COMPLAINTS, PROTESTS AND OBJECTIONS MADE TO THE ASSESSMENTS AT THE HEARING ON THE ASSESSMENT ROLL; VALIDATING AND CONFIRMING THE ASSESSMENT ROLL. (ASSOCIATED ITEM NO. 13, AND ITEM NO. 33, ORDINANCE NO. 1849)**

Resolution No. 2283 as introduced by the Acting City Manager:

A RESOLUTION CONCERNING CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); OVERRULING COMPLAINTS, PROTESTS AND OBJECTIONS MADE TO THE ASSESSMENTS AT THE HEARING ON THE ASSESSMENT ROLL; VALIDATING AND CONFIRMING THE ASSESSMENT ROLL.

Public Works Director Jim Bell stated the balance for the assessment portion of the project was \$1,534,506.09 which was less than 20% of the overall project.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**BUSINESS**

**21. PRESENTATION BY ACTING CITY MANAGER GREGORY E. ROSE ON THE PROPOSED FISCAL YEAR 2003-04 WORK PLAN (GOALS AND OBJECTIVES) AND DIRECTION FROM COUNCIL AS TO HOW STAFF SHOULD PROCEED.**

Acting City Manager Gregory Rose explained the purpose of the work plan was to inform Council and the public of the major projects City Staff intended to pursue during the current fiscal year. The presentation would be in two phases. At the end of the fiscal year, Acting City Manager Rose would present the second portion of the presentation which would review what Staff was able to achieve.

Acting City Manager Rose stated the City Manager's Office would focus on three goals during this fiscal year: vision, performance, and leadership. Over the next twelve to

eighteen months, Acting City Manager Rose stated he would work with the City Council and the community to develop a vision for the City. He stated he would provide Council with a strategy for the initiative within 60 days.

With regard to performance, Acting City Manager Rose offered the following goals:

- I will ask the City Council to approve funding to survey our residents to gain their opinion on the services we provide.
- I will ask the City Council to approve funding to survey the development community on the strengths and weaknesses of our development process.
- Over the next 6 - 12 months, Staff will evaluate the City's development process, and make a recommendation on improving the process (SNHBA, NAIOP).
- Over the next 8 months, Staff will develop performance measures for each department and area. These performance measures would be used to justify additional staffing requests.

Under the category of Leadership, Acting City Manager Rose stated:

- Within 12 months, I will evaluate the structure of our organization to ensure we are efficiently operating and restructure where appropriate. Acting City Manager Rose stated it was not his intent to move forward with this action until a permanent City Manager was chosen. He felt a major reorganization was not needed, rather, 'tweaking' of the organizational structure was in order to become more efficient and reduce cost.
- I will deliver to the City Council an operating budget and Capital Improvement Program that meets the City's needs and is consistent with our financial policies. He felt the City was in a healthy financial state but improvements could be made. The Capital Improvement Program would no longer be a trailer document but would be an integral part of the financial budgeting process at the City and would be presented to Council in December.

Acting City Manager Rose then gave a brief description of the goals for each department:

#### Finance

- Maintain the GFOA Certificate of Achievement for Excellence in Reporting. Acting City Manager Rose explained for the past 21 years, the Finance Department had received this Certificate of Achievement. The City would receive the award for the budget prepared last year as well.

- Prepare an operating budget that will receive the GFOA Distinguished Budget Award (reformat). Acting City Manager Rose stated the reason for reformatting the budget would be to make it easily comprehended by all.
- Coordinate budget preparation and provide linkage between the City's annual budget program and capital budget.
- Increase collections and assessments from Business License audit activities while reducing delinquency rates.
- Provide Quarterly Financial Statements to the City Manager. Acting City Manager Rose stated he would pass this information on to Council.
- Convert to automated Business License and utility billing system while continuing to expand other systems to increase service to our customers.
- Provide Internet Service options for making utility payments and implement an interactive voice system that allows customers to pay bills via telephone through centralized IT. Acting City Manager Rose stated a focus of Staff was to ensure the City was automated to the fullest extent possible.
- Develop and implement policies and procedures for credit collections.
- Will assist the Detention Center with coordinating performance audit with a consultant or internal audit unit. Acting City Manager Rose felt an audit of the Detention Center was necessary to determine where costs could be reduced.

#### Information Technology

- Perform an automation audit of each department to determine areas ripe for automation.
- Increase availability of electronic City services.

#### Human Resources

- Enhance employee relations while decreasing costly employment litigation.
- Return injured workers back to positions as soon as possible.
- Expand the curriculum of training classes offered. Acting City Manager Rose felt anyone could enhance their performance through the proper training.

### City Clerk

- Fully implement all features of the KoVis Records Management System to utilize Optical Character Recognition (OCR) for minutes archives and other appropriate applications.
- Once KoVis is fully implemented, begin the audit process for each department, ensuring compliance with the adopted City of North Las Vegas Records Retention Schedule.
- Determine the feasibility of interactive forms on the City Clerk's Office portion of the City website. Appropriate forms would include Agenda Mailing/E-Mailing, and Willingness to Serve on an Advisory Board.
- Continue to determine the feasibility of further automation of City Council/Redevelopment Agency agenda process to reduce resources such as printing and paper costs.

### Library District

- Identify and obtain funds for the construction of the new Aliante Library (books, equipment, computers, furniture, and operations).
- Implement new programming in both children and adult areas.
- Seek funding to continue to offer *English as a Second Language* classes.

### Strategic Planning

- Assist Department Directors in developing Performance Measures.
- Implement and administer City-wide Grants Management Program.
- Assist departments in developing business plans as they relate to the City's overall priorities.
- Develop and monitor measures to be used in moving the City's Capital Improvement Plan forward in accordance with the City Council's priorities.

### Development Services

- Develop a financial model with the consultant that compares resulting revenues (taxes and fees generated) with expenses (services provided) based on current and possible changes in land uses.

- Update the City's Comprehensive Plan with consultants incorporating both regional initiatives identified in the Memorandum of Understanding and local initiatives identified by the City Council and City stakeholders.
- Prepare planning materials and documents for the November 2004 auction, Phase II of the 7,500 acre Bureau of Land Management release.
- Update the Single-Family Design Guidelines to incorporate the standards adopted in the Small Lot Ordinance.

#### Parks and Recreation

- Complete the adoption process for the Updated Parks Master Plan.
- Develop Park Maintenance Standards and Policy Procedures.
- Recommend Parks, Trails and Recreational Facilities in new growth areas.

#### Public Works

- Complete the construction of Craig Road - Phase II.
- Complete a comprehensive land development guide that will assist the public in navigating our system.
- Revise the Final Map process to reduce overall processing time.
- Automate the meter reading system to the latest technology.
- Develop and implement the Hanson Utility Billing Module.
- Update the City's Traffic Calming Policy.
- Establish City-wide safe school walking routes and companion maps.
- Establish North Las Vegas as a destination for Light Rail. Acting City Manager Rose believed this goal would be very important to the City. The mature area would benefit greatly and Staff would work diligently to see this was the first community to receive light rail.
- Design and begin construction on Gowan/Simmons Park.
- Complete construction of Las Vegas Wash Trail (Norther Beltway to Lower Detention Basin).

- Staff will complete design of the Lower Las Vegas Wash Detention Basin Park.

#### Community Development

- Create and implement the Rental Housing Inspection Program.
- Lead the Task Force for the next BLM auction.
- With the Public Works Department, jointly evaluate North Las Vegas Boulevard to determine if a Special Improvement District would benefit the area.
- Modify the Windsor Park Housing Guidelines to allow for the acquisition of a greater variety of properties.
- Expand the business retention and expansion program, utilizing the manufacturers' roundtable to increase manufacturing jobs in North Las Vegas.

#### Police

- Open the Area Command at Washburn Road and Allen Lane.
- Lead a Task Force in designing a police facility for the 7,500 acres. Acting City Manager Rose stated when negotiations were completed with Aliante, a fire station, built by the developer, was included. Council expressed a desire to focus on the needs of the police. A task force would be appointed, to be led by Chief Paresi to determine the design of the next police facility. The community would be engaged in discussions.
- Establish a Regional Policy Academy in partnership with the Community College of Southern Nevada and Henderson Police Department.
- Continue the public/private partnership with Buena Vista Springs.
- Continue to develop and implement community-oriented policing strategies within the City of North Las Vegas.

#### Detention Center

- Will assist with the performance audit of the Detention Center.
- Will identify areas that can be automated.

- Will explore ways to reduce Detention Center costs, and maximize revenue through strategic planning and bed management.
- Continue the development and construction of the Justice Center.

Fire

- Bring Fire Stations 55 and 56 on-line.
- Assist with negotiating new Collective Bargaining Agreement between the City and the International Association of Firefighters Local 1607.
- Develop and submit Terrorism Risk Assessment and Emergency Operations Plan Annex.
- Develop and schedule Emergency Management Exercises.

Municipal Court

- Implement Electronic Payment Package that enables customers to pay on-line.
- Streamline processes using new Case Management System.
- Revise court schedule - may need Monday court.

Recommendation

- To accept the proposed FY 2003-04 Work Plan and direct staff to move forward with its implementation.

Acting City Manager Rose stated the plan was ambitious but it was one that was supported by the entire organization.

ACTION: WORK PLAN ACCEPTED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**22. APPROVAL TO AMEND THE 2003-04 GENERAL FUND IN THE AMOUNT OF \$10,187,352, THE PUBLIC SAFETY FUND IN THE AMOUNT OF \$225,000, AND THE UTILITY FUND BUDGET IN THE AMOUNT OF (\$10,187,352).**

Finance Director Phil Stoeckinger explained the item involved a transfer of the positions and indirect costs from the Utility Fund to the General Fund. The Utility Fund would be for direct costs only. An omission of a cost of living adjustment amounted to the \$225,000 requested.

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

**23 RATIFICATION OF APPLICATION FOR RENEWAL OF THE 2003 LOCAL LAW ENFORCEMENT BLOCK GRANT (LLEBG) FROM THE U.S. DEPARTMENT OF JUSTICE IN THE AMOUNT OF \$208,213 (\$187,392 FEDERAL FUNDS AND \$20,821 MATCHING FUNDS) FOR THE PURCHASE OF TECHNOLOGY BASED ITEMS AND EQUIPMENT TO BE USED BY THE POLICE DEPARTMENT TO IMPROVE EFFICIENCY AND MODERNIZATION.**

ACTION: RATIFIED

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

**24. APPROVAL OF THE REALLOCATION OF \$35,000 OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FROM FISCAL YEAR 2003/2004 HOLY TRINITY AFRICAN METHODIST EPISCOPAL CAPITAL PROJECT TO THE OPPORTUNITY VILLAGE ARC CAPITAL PROJECT.**

Community Development Director Risner explained the Holy Trinity African Methodist Episcopal Church had been granted an award from Community Development Block Funds. They contacted the City later stating they preferred to utilize HOME funding which gave them greater flexibility for their project. The funds were then given back to the City.



Previous applications were reviewed and an application was made to award the funds to Opportunity Village. Staff recommended the reallocation to Council.

Councilwoman Smith felt it would be appropriate to refer the item back to the Citizen's Advisory Committee.

ACTION: REFERRED BACK TO THE CITIZEN'S ADVISORY COMMITTEE

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

**25. APPROVAL OF AN INTERLOCAL AGREEMENT WITH THE NEVADA DEPARTMENT OF TRANSPORTATION IN THE TOTAL AMOUNT OF \$2,857,012 (\$1,428,506 IN FEDERAL INTELLIGENT TRANSPORTATION SYSTEM [ITS] FUNDS, \$1,039,506 IN NEVADA DEPARTMENT OF TRANSPORTATION FUNDS, AND \$389,000 IN REGIONAL TRANSPORTATION COMMISSION MATCHING FUNDS) FOR PLANNING, DESIGN, AND CONSTRUCTION ACTIVITIES RELATED TO THE ARTERIAL INCIDENT AND EVENT MANAGEMENT SYSTEM PROJECT WHICH WILL UTILIZE ITS TECHNOLOGY FOR TRAFFIC SAFETY IMPROVEMENTS ALONG CRAIG ROAD AND LAS VEGAS BOULEVARD NORTH. (CNLV Contract No. C-5481)**

Public Works Director Jim Bell stated the item requested the funds through the Nevada Department of Transportation and would allow the City to move forward with the project.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

**26. APPROVAL OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH AZTEC ENGINEERING NEVADA, LLC IN THE AMOUNT OF \$847,959 TO PROVIDE PRELIMINARY ENGINEERING, RIGHT-OF-WAY ENGINEERING, FINAL DESIGN, BID PHASE, AND CONSTRUCTION MANAGEMENT SUPPORT SERVICES FOR THE ANN ROAD IMPROVEMENT PROJECT BETWEEN DECATUR BOULEVARD AND CAMINO AL NORTE. (CNLV Contract No. C-5482)**

Public Works Director Jim Bell stated the agreement would provide much needed improvements to Ann Road between Decatur Boulevard and Camino Al Norte. Roadways in the vicinity would be reviewed for possible special improvement districts as well.

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

**27. APPROVAL OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF NORTH LAS VEGAS AND V-POINT, INC. IN AN AMOUNT NOT TO EXCEED \$250,000 (TO BE PAID BY DEVELOPERS) TO ASSIST CITY STAFF IN COMPLETING TASKS REQUIRED FOR DEVELOPMENT OF THE LAND AND ASSOCIATED PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS BY PERFORMING TASKS RELATED TO THE REVIEW AND PROCESSING OF MAPS, CIVIL PLANS, TECHNICAL STUDIES AND OTHER RELATED ITEMS INCLUDED IN THE PROJECT SUBMITTALS, IF REQUESTED BY A DEVELOPER. (CNLV Contract No. C-5483)**

Public Works Director Jim Bell stated this provision had been requested for special projects in order to effectuate the review and inspection projects that were beyond the programming of City personnel. It would be on a case by case basis; requested and funded by the developer.

ACTION: APPROVED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**28. RESOLUTION NO. 2282; A RESOLUTION OF THE CITY OF NORTH LAS VEGAS PROVIDING FOR THE APPOINTMENT, TERMS, AND REMOVAL OF MEMBERS OF THE NORTH LAS VEGAS LIBRARY DISTRICT BOARD OF TRUSTEES.**

Resolution No. 2282 as introduced by the Acting City Manager:

A RESOLUTION OF THE CITY OF NORTH LAS VEGAS PROVIDING FOR THE APPOINTMENT, TERMS, AND REMOVAL OF MEMBERS OF THE NORTH LAS VEGAS LIBRARY DISTRICT BOARD OF TRUSTEES.

ACTION: PASSED AND ADOPTED

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**

**29. ORDINANCE NO. 1805; AN ORDINANCE TO REPEAL ORDINANCE NO. 1126, BEING CHAPTER 13.08 OF THE NORTH LAS VEGAS MUNICIPAL CODE AND ADOPT A NEW CHAPTER 13.08 ENTITLED WATER CONSERVATION AND DROUGHT, DECLARING PENALTIES FOR VIOLATION OF SAID REGULATIONS, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1805 as introduced by the City Clerk:

AN ORDINANCE TO REPEAL ORDINANCE NO. 1126, BEING CHAPTER 13.08 OF THE NORTH LAS VEGAS MUNICIPAL CODE AND ADOPT A NEW CHAPTER 13.08 ENTITLED WATER CONSERVATION AND DROUGHT, DECLARING PENALTIES FOR VIOLATION OF SAID REGULATIONS, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

30. **ORDINANCE NO. 1806; AN ORDINANCE RELATED TO ZONING; TO AMEND PORTIONS OF TITLE 17, SECTIONS 17.12.020 AND 17.24.100 OF THE NORTH LAS VEGAS MUNICIPAL CODE; TO PROVIDE LANDSCAPING REQUIREMENTS RELATED TO VARIOUS DROUGHT CONDITIONS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1806 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; TO AMEND PORTIONS OF TITLE 17, SECTIONS 17.12.020 AND 17.24.100 OF THE NORTH LAS VEGAS MUNICIPAL CODE; TO PROVIDE LANDSCAPING REQUIREMENTS RELATED TO VARIOUS DROUGHT CONDITIONS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

31. **ORDINANCE NO. 1847; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.30 ACRES THEREIN FROM R-E TO C-1 (ZN-85-02, OUTBACK STEAKHOUSE, INC.), FOR PROPERTY GENERALLY LOCATED EAST OF FUSELIER DRIVE, APPROXIMATELY 300 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1847 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.30 ACRES THEREIN FROM R-E TO C-1 (ZN-85-02, OUTBACK STEAKHOUSE, INC.), FOR PROPERTY GENERALLY LOCATED EAST OF FUSELIER DRIVE, APPROXIMATELY 300 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

32. **ORDINANCE NO. 1848; AN ORDINANCE RELATED TO ZONING; AMENDING**

**SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 1.03 ACRES THEREIN FROM R-E TO C-1 (ZN-27-95, FAMILY EXPRESS [TEXACO STATION]) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND CLAYTON STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1848 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 1.03 ACRES THEREIN FROM R-E TO C-1 (ZN-27-95, FAMILY EXPRESS [TEXACO STATION]) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ANN ROAD AND CLAYTON STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

33. **ORDINANCE NO. 1849; AN ORDINANCE CONCERNING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); ASSESSING THE COST OF STREET IMPROVEMENTS AGAINST THE ASSESSABLE TRACTS OF LAND BENEFITTED BY THE IMPROVEMENTS; DESCRIBING THE MANNER OF THE COLLECTION AND PAYMENT OF THE ASSESSMENTS; AND OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF. (SET FINAL ACTION FOR SEPTEMBER 17, 2003) (ASSOCIATED ITEM NO. 13 AND ITEM NO. 14, RESOLUTION NO. 2283)**

Ordinance No. 1849 as introduced by the City Clerk:

AN ORDINANCE CONCERNING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 59 (CRAIG ROAD PHASE II); ASSESSING THE COST OF STREET IMPROVEMENTS AGAINST THE ASSESSABLE TRACTS OF LAND BENEFITTED BY THE IMPROVEMENTS; DESCRIBING THE MANNER OF THE COLLECTION AND PAYMENT OF THE ASSESSMENTS; AND OTHER MATTERS RELATING THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

34. **ORDINANCE NO. 1850; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 5.01 ACRES THEREIN FROM R-E RANCH ESTATES AND R-EL RANCH ESTATES LIMITED DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-45-03, LONE MOUNTAIN/DONNA), FOR PROPERTY GENERALLY LOCATED 210 FEET SOUTH OF LONE MOUNTAIN ROAD AND WEST OF DONNA STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003) (ASSOCIATED ITEM NO. 35, ORDINANCE NO. 1851, ZN-46-03)**

Ordinance No. 1850 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 5.01 ACRES THEREIN FROM R-E RANCH ESTATES AND R-EL RANCH ESTATES LIMITED DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-45-03, LONE MOUNTAIN/DONNA), FOR PROPERTY GENERALLY LOCATED 210 FEET SOUTH OF LONE MOUNTAIN ROAD AND WEST OF DONNA STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

35. **ORDINANCE NO. 1851; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 8.6 ACRES THEREIN FROM R-E RANCH ESTATES DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-46-03, LONE MOUNTAIN/DONNA) FOR PROPERTY GENERALLY LOCATED 610 FEET SOUTH OF LONE MOUNTAIN ROAD AND EAST OF NORTH FIFTH STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003) (ASSOCIATED ITEM NO. 34, ORDINANCE NO. 1850, ZN-45-03)**

Ordinance No. 1851 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 8.6 ACRES THEREIN FROM R-E RANCH ESTATES DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-46-03, LONE MOUNTAIN/DONNA) FOR PROPERTY GENERALLY LOCATED 610 FEET SOUTH OF LONE MOUNTAIN ROAD AND EAST OF NORTH FIFTH STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

36. **ORDINANCE NO. 1852; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 25 ACRES THEREIN FROM M-2 GENERAL INDUSTRIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (ZN-122-02, TROPICAL AND LAMB), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance NO. 1852 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 25 ACRES THEREIN FROM M-2 GENERAL INDUSTRIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (ZN-122-02, TROPICAL AND LAMB), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF TROPICAL PARKWAY AND LAMB BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

37. **ORDINANCE NO. 1853; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 2.07± ACRES FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-50-03, DONNA ST./AZURE AVE., NWC), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND AZURE AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1853 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 2.07± ACRES FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-50-03, DONNA ST./AZURE AVE., NWC), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF DONNA STREET AND AZURE AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

38. **ORDINANCE NO. 1854; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 18.80± ACRES FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-52-03, LOSEE & AZURE), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LOSEE ROAD AND AZURE AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR SEPTEMBER 17, 2003)**

Ordinance No. 1854 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE



NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING APPROXIMATELY 18.80± ACRES FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-52-03, LOSEE & AZURE), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LOSEE ROAD AND AZURE AVENUE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: INTRODUCTION ONLY; FINAL ACTION SET FOR SEPTEMBER 17, 2003

### ORDINANCES

#### FINAL ACTION

39. **ORDINANCE NO. 1841; AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA, GENERAL OBLIGATION (LIMITED TAX) WATER AND SEWER REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2003; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING OTHER MATTERS RELATING THERETO. (CONTINUED AUGUST 20, 2003)**

Ordinance No. 1841 as introduced by the Acting City Manager:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF NORTH LAS VEGAS, NEVADA, GENERAL OBLIGATION (LIMITED TAX) WATER AND SEWER REFUNDING BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES 2003; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BONDS; AND PROVIDING OTHER MATTERS 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

**40. ORDINANCE NO. 1842; AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NO. 1447 WHICH RECLASSIFIED CHEYENNE COMMERCIAL CENTER (ZN-27-00) TO A PUD PLANNED UNIT DEVELOPMENT TO ALLOW A RECONFIGURATION OF APPROXIMATELY 6.5 ACRES OF THE TOTAL 32± ACRE SITE, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1842 as introduced by the Acting City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING ORDINANCE NO. 1447 WHICH RECLASSIFIED CHEYENNE COMMERCIAL CENTER (ZN-27-00) TO A PUD PLANNED UNIT DEVELOPMENT TO ALLOW A RECONFIGURATION OF APPROXIMATELY 6.5 ACRES OF THE TOTAL 32± ACRE SITE, AND BY RENUMBERING, AMENDING AND ADDING CONDITIONS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Development Services Director Donna Kristaponis explained the reconfiguration affected approximately 6.5 acres of the site and allowed for a financial institution that was controlled by the federal government. It was recommended for approval by the Staff and the Planning Commission.

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

**COUNCIL ITEMS**

Councilman Buck requested a review of lighting and open space requirements.

Councilwoman Smith requested a joint Parks & Recreation Advisory Board/City Council meeting and a Planning Commission/City Council meeting.

**CITY MANAGER'S REPORT**

No report given.

**PUBLIC FORUM**

Magala Moa requested a resolution in support of the release of an American citizen held captive in a Chinese prison.

Steve Jackson spoke in opposition to a recent Council decision to approve an application for commercial zoning for property located at Coleman Street and San Miguel Avenue.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 8:50 P.M.

MOTION: Mayor Montandon

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

**APPROVED: October 1, 2003**

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

Attest:

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