

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

February 18, 2004

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

**CITY COUNCIL MEETING**

**CALL TO ORDER**

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

**WELCOME**

Mayor Michael L. Montandon

**ROLL CALL**

**COUNCIL PRESENT**

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

**EXCUSED**

Councilman Shari Buck

**STAFF PRESENT**

City Manager Gregory Rose	Acting Utilities Director David Bereskin
Assistant City Manager Dan Tarwater	Acting Planning Manager Marc Jordan
City Attorney Sean McGowan	Fire Chief Jim Stubler
Acting City Clerk Karen L. Storms	Assistant Detention Chief Dan Lake
Human Resources Director Vince Zamora	Assistant Police Chief Joe Forti
Finance Director Phil Stoeckinger	Municipal Court Judge Warren VanLandschoot
Strategic Planning Director Eric Dabney	Library Director Anita Laruy
Parks & Recreation Director Michael Henley	Assistant to the City Manager Brenda Johnson
Community Development Director Jacque Hinchman	Sr. Deputy City Clerk Jo Ann Lawrence
Public Works Associate Director Laurnal Gubler	Deputy City Clerk Julie A. Shields

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Karen L. Storms, CMC  
Acting City Clerk

**INVOCATION**

The Reverend Lazlo Vega  
Heritage United Methodist Church

**PLEDGE OF ALLEGIANCE**

Councilman Robert L. Eliason

**PRESENTATION**

- ★ **PRESENTATION OF AN AWARD TO LAURIE PORRITT COMMENDING HER SERVICE AS A MEMBER OF THE NORTH LAS VEGAS LIBRARY DISTRICT BOARD OF TRUSTEES.**

ACTION: AWARD PRESENTED

- ★ **PRESENTATION OF AN AWARD TO THE NORTH LAS VEGAS CITY COUNCIL IN RECOGNITION OF THE CITY'S DESIGNATION AS A CERTIFIED LITERATE COMMUNITY BY VICKI NEWELL, NORTHERN NEVADA LITERACY COUNCIL.**

ACTION: AWARD PRESENTED

### AGENDA

**1. APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF FEBRUARY 18, 2004.**

ACTION: APPROVED AS AMENDED; ITEM NO. 2 CONTINUED TO APRIL 21, 2004; ITEM NO. 5 CONTINUED TO MARCH 3, 2004; ITEM NO. 6 CONTINUED TO MARCH 3, 2004; ITEM NO. 32 CONTINUED TO APRIL 21, 2004; ITEM NO. 36 CONTINUED TO MARCH 3, 2004; ITEM NO. 37 CONTINUED TO MARCH 3, 2004; ITEM NO. 38 CONTINUED TO MARCH 3, 2004

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

### CONSENT AGENDA

**8. APPROVAL OF REGULAR CITY COUNCIL MEETING MINUTES OF JANUARY 7, 2004.**

ACTION: APPROVED

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

**9. AMP-03-04 (LAMB & TROPICAL); AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES, ON BEHALF OF WESLEY D. ADAMS, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL AND BUSINESS, RESEARCH OR DEVELOPMENT PARK TO MDR,**

**MEDIUM DENSITY RESIDENTIAL, ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY. (SET PUBLIC HEARING FOR MARCH 3, 2004) (ASSOCIATED ITEM NO. 31, ORDINANCE NO. 1949, ZN-07-04)**

ACTION: PUBLIC HEARING SET FOR MARCH 3, 2004

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

**10. AMP-07-04 (ANN & FERRELL); AN APPLICATION SUBMITTED BY AMSTAR HOMES ON BEHALF OF CARNEGIE HEIGHTS, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO M-LDR MEDIUM-LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF FERRELL STREET AND ANN ROAD. (SET PUBLIC HEARING FOR MARCH 3, 2004) (ASSOCIATED ITEM NO. 27, ORDINANCE NO. 1945, ZN-10-04)**

ACTION: PUBLIC HEARING SET FOR MARCH 3, 2004

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

**11. AMP-09-04 (ANN & COMMERCE TRAILS); AN APPLICATION SUBMITTED BY PERMA-BILT ON BEHALF OF NEVADA BUSINESS ASSOCIATES, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO MDR MEDIUM DENSITY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND COMMERCE STREET. (SET PUBLIC HEARING FOR MARCH 3, 2004)**

ACTION: PUBLIC HEARING SET FOR MARCH 3, 2004

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

**12. AMP-11-04 (FARM ROAD); AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE FARM ROAD BETWEEN WILLIS STREET AND ALIANTE PARKWAY. (SET PUBLIC HEARING FOR MARCH 3, 2004)**

ACTION: PUBLIC HEARING SET FOR MARCH 3, 2004

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

**BUSINESS**

**13. APPROVAL TO AMEND THE 2003-2004 STAFFING PATTERN AS FOLLOWS:**  
(All staffing pattern changes will be processed when administratively feasible)

**PUBLIC WORKS DEPARTMENT**

Building Maintenance Division

Transfer Building Maintenance Division of Public Works to City Manager-Strategic Planning.

ACTION: APPROVED

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

**14. APPROVAL TO RENEW THE AGREEMENT WITH CALIFORNIA SHOPPING CART RETRIEVAL CORPORATION, FOR THE PERIOD BEGINNING MARCH 1, 2004 AND EXPIRING FEBRUARY 28, 2005 IN THE AMOUNT OF \$6,000 FOR THE ABATEMENT OF SHOPPING CARTS. (CNLV Contract No. C-5338)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**15. APPROVAL OF THE NATIONAL NUCLEAR SECURITY ADMINISTRATION (NNSA)/EMERGENCY PREPAREDNESS WORKING GROUP (EPWG) PROGRAM GRANT APPLICATION AND AWARD IN THE AMOUNT OF \$5,000 FOR FISCAL YEAR 2004 AND AUTHORIZATION FOR THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH CLARK COUNTY FOR HAZARDOUS MATERIAL RESPONSE TRAINING FOR FIRE DEPARTMENT PERSONNEL. (CNLV Contract No. C-5619)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**16. APPROVAL TO AMEND THE COMMUNITY DEVELOPMENT DEPARTMENT BUDGET BY TRANSFERRING FUNDS FROM THE CONTINGENCY ACCOUNT OF THE GENERAL FUND IN THE AMOUNT OF \$49,100 FOR THE PURPOSE OF BUILDING RENTAL, REMODELING AND MOVING EXPENSES FOR THE CODE ENFORCEMENT DIVISION.**

Councilman Eliason expressed his frustration with additional funds being invested into this building as a result of the lack of information provided to Council by former management.

ACTION: APPROVED

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

**17. APPROVAL OF THE PROFESSIONAL SERVICES AGREEMENT WITH TISCHLER & ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$55,400 TO UPDATE THE COMPREHENSIVE PLAN, WHICH WILL INCLUDE A FISCAL IMPACT ANALYSIS TO ESTIMATE THE LOCAL COSTS AND REVENUES OF LAND DEVELOPMENT. (CNLV Contract No. C-5620)**

ACTION: APPROVED

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

**18. APPROVAL TO ASSUME THE LANDSCAPE MAINTENANCE CONTRACT WITH GOTHIC LANDSCAPE FOR THE PERIOD MARCH 1, 2004 THROUGH JUNE 30, 2004, IN THE AMOUNT OF \$76,000 FOR THE NORTH VALLEY ENTERPRISES' TWENTY-ACRE NATURE DISCOVERY PARK LOCATED AT 2627 ALIANTE PARKWAY AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENT. (CNLV Contract No. C-5621)**

ACTION: APPROVED

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

**19. APPROVAL TO PURCHASE A MOBILE EMERGENCY OPERATIONS VEHICLE FOR THE POLICE DEPARTMENT FROM AK SPECIALTY VEHICLES IN THE AMOUNT OF \$93,604 USING A COMPETITIVE BIDDING EXCEPTION PER NRS 332.115(D) AND 332.146.**

Mayor Montandon asked when the AK Specialty Vehicle would be delivered and Assistant Police Chief Joe Forti responded in July, 2004.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

**20. APPROVAL TO AMEND THE FY 2003-04 FINANCE DEPARTMENT BUDGET IN THE AMOUNT OF \$15,000 TO BE TRANSFERRED FROM THE CONTINGENCY ACCOUNT OF THE GENERAL FUND FOR THE PURPOSE OF CREATING A NEW BUDGET BOOK FOR THE CITY.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**21. APPROVAL TO AMEND THE POLICE DEPARTMENT OPERATING BUDGET BY REALLOCATING \$10,000 FROM THE GENERAL FUND CONTINGENCY ACCOUNT FOR THE ADDITION OF FIVE (5) PART-TIME SCHOOL CROSSING GUARD POSITIONS FOR THE REMAINDER OF THE YEAR.**

ACTION: APPROVED



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

**22. APPROVAL OF THE ADDITION OF 95 POLICE OFFICERS ASSOCIATION EMPLOYEES TO THE CITY'S EXISTING DENTAL/VISION INSURANCE PLAN WITH AMERITAS EFFECTIVE MARCH 1, 2004 THROUGH JUNE 30, 2004 IN THE AMOUNT OF \$28,272.00. (CNLV Contract No. C-2445)**

ACTION: APPROVED

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

**23. APPROVAL OF THE CONDEMNATION OF REAL PROPERTY NEEDED FOR THE SIMMONS STREET CHANNEL AND THE ANN ROAD IMPROVEMENT PROJECT AND AUTHORIZATION TO THE CITY ATTORNEY TO INITIATE A FORMAL COMPLAINT IN CLARK COUNTY DISTRICT COURT TO CONDEMN A PORTION OF THE CAROL J. PAPPAS PROPERTY, APN NOS. 124-32-501-016 AND 124-32-501-002.**

Mayor Montandon stated Council avoided condemnation proceedings whenever possible and this condemnation applied to regular street rights-of-way that would normally be relinquished for streets in the process of development.

ACTION: APPROVED

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

24. **APPROVAL OF INTERLOCAL CONTRACT NO. 448 - 2003/2004 TRAFFIC CAPACITY AND SAFETY IMPROVEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$2,290,000 WITH THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA FOR THE COST OF PRELIMINARY ENGINEERING, FINAL DESIGN, RIGHT-OF-WAY ACQUISITION, CONTRACT ADMINISTRATION, CONSTRUCTION AND RELATED COSTS TO BE COMPLETED BY JULY 1, 2006. (CNLV Contract No. C-5622)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

25. **APPROVAL OF FIFTH SUPPLEMENTAL INTERLOCAL CONTRACT FOR THE WESTERN TRIBUTARY LAS VEGAS WASH, PHASE II (ANN ROAD TO CENTENNIAL PARKWAY) NLV.11.B.97 WITH THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT WHICH EXTENDS THE DATE BY WHICH FINAL PROJECT COSTS MUST BE EXPENDED, TO DECEMBER 31, 2004. (CNLV Contract No. C-4383)**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

**ORDINANCES**  
**INTRODUCTION ONLY**

26. **ORDINANCE NO. 1941; 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 15.58 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO R-1, SINGLE-**

**FAMILY RESIDENTIAL DISTRICT (ZN-04-04, ANN/GOLDFIELD), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004)**

Ordinance No. 1941 as introduced by the Acting 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 15.58 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-04-04, ANN/GOLDFIELD), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

27. **ORDINANCE NO. 1945; 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 DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-10-04, ANN AND FERRELL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF FERRELL STREET AND ANN ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004) (ASSOCIATED ITEM NO. 10, AMP-07-04)**

Ordinance No. 1945 as introduced by the Acting 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 RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT

DEVELOPMENT DISTRICT (ZN-10-04, ANN AND FERRELL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF FERRELL STREET AND ANN ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

28. **ORDINANCE NO. 1946; 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 85.46 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/R-1, MASTER PLANNED COMMUNITY/SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-14-04, CLUB ALIANTE), FOR PROPERTY GENERALLY LOCATED WEST OF ALIANTE PARKWAY AND NORTH OF ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004)**

Ordinance No. 1946 as introduced by the Acting 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 85.46 ACRES THEREIN FROM MPC, MASTER PLANNED COMMUNITY TO MPC/R-1, MASTER PLANNED COMMUNITY/SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-14-04, CLUB ALIANTE), FOR PROPERTY GENERALLY LOCATED WEST OF ALIANTE PARKWAY AND NORTH OF ELKHORN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

29. **ORDINANCE NO. 1947; 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± ACRE THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-**

**FAMILY RESIDENTIAL DISTRICT (ZN-15-04, NORTH 5<sup>TH</sup> AND DONNA), FOR PROPERTY LOCATED WEST OF DONNA STREET APPROXIMATELY 475 FEET SOUTH OF LONE MOUNTAIN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004)**

Ordinance No. 1947 as introduced by the Acting 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± ACRE THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-15-04, NORTH 5<sup>TH</sup> AND DONNA), FOR PROPERTY LOCATED WEST OF DONNA STREET APPROXIMATELY 475 FEET SOUTH OF LONE MOUNTAIN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

30. **ORDINANCE NO. 1948; 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 FIVE (5) ACRES THEREIN FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-16-04, JASMIN CONDOS UNIT 3), FOR PROPERTY LOCATED SOUTH OF TROPICAL PARKWAY AND APPROXIMATELY 285 FEET WEST OF VALLEY DRIVE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004)**

Ordinance No. 1948 as introduced by the Acting 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 FIVE (5) ACRES THEREIN FROM R-1, SINGLE-FAMILY RESIDENTIAL

DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-16-04, JASMIN CONDOS UNIT 3), FOR PROPERTY LOCATED SOUTH OF TROPICAL PARKWAY AND APPROXIMATELY 285 FEET WEST OF VALLEY DRIVE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

31. **ORDINANCE NO. 1949; 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 39.28 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-07-04, LAMB/TROPICAL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR MARCH 3, 2004) (ASSOCIATED ITEM NO. 9, AMP-03-04)**

Ordinance No. 1949 as introduced by the Acting 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 39.28 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-07-04, LAMB/TROPICAL), FOR PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF LAMB BOULEVARD AND TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: FINAL ACTION SET FOR MARCH 3, 2004

**ORDINANCES**  
**FINAL ACTION**

33. **ORDINANCE NO. 1928; AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-11-03); AMENDING SECTION 17.24.210 TO ADD**

**SUBPARAGRAPH F.1.I REQUIREMENTS FOR ALTERNATE FENCING MATERIALS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (CONTINUED JANUARY 21, 2004)**

Ordinance No. 1928 as introduced by the City Manager:

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-11-03); AMENDING SECTION 17.24.210 TO ADD SUBPARAGRAPH F.1.I REQUIREMENTS FOR ALTERNATE FENCING MATERIALS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Acting Planning Manager Jordan stated this item was continued from January 21, 2004 so Staff could meet with representatives from the vinyl fencing industry. Approximately one week ago Staff met with industry representatives and as a result, presented Council with the proposed changes.

The changes were as follows:

- PARAGRAPH I:                    Remained the same as originally written.
- SUBPARAGRAPH 1:            The proposed material shall be engineered to withstand the effects of solar radiation and contain an appropriate level of UV inhibitors to maintain its appearance, color and structure for a minimum of 20 years;
- SUBPARAGRAPH 2:            The proposed material shall be engineered to resist the long-term effects of wind, dryness and freezing temperatures that naturally occur in the area for a minimum of 20 years;
- SUBPARAGRAPH 3:            The proposed material shall be installed according to all manufacturer's specifications and building code requirements in effect at the time of installation;
- SUBPARAGRAPH 4:            The proposed material shall be compatible for pool installations;
- SUBPARAGRAPH 5:            The post and/or all connections shall not be attached to the homes unless approved by the Building Safety Division.

Mayor Montandon expressed his support for Ordinance No. 1928 as written, with additional administrative work to be completed specifying what “engineered to last 20 years” would mean, and to what standards builders would be held. The standards would not have to be included in the Ordinance, but Staff would be required to create elevated standards. City Manager Rose acknowledged Staff would create the criteria and bring them forward to Council through a Study Session.

ACTION: PASSED AND ADOPTED AS AMENDED

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

**39. ORDINANCE NO. 1940; 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 10 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-02-04, DONNA & N. 5<sup>TH</sup>), FOR PROPERTY GENERALLY LOCATED WEST OF DONNA STREET AND APPROXIMATELY 760 FEET SOUTH OF LONE MOUNTAIN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1940 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 10 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-02-04, DONNA & N. 5<sup>TH</sup>), FOR PROPERTY GENERALLY LOCATED WEST OF DONNA STREET AND APPROXIMATELY 760 FEET SOUTH OF LONE MOUNTAIN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.



Acting Planning Manager Marc Jordan stated this Ordinance was consistent with the Comprehensive Plan, was zoned R-1 and unanimously approved by the Planning Commission.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Mayor Montandon

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

NAYS: None

ABSTAIN: None

41. **ORDINANCE NO. 1943; AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-09-03); AMENDING SECTION 17.24.210 E.1, REMOVING LANGUAGE; ADDING SECTION 17.24.210 E.1.D, ADDING BUS TURN-OUT PROVISIONS; AMENDING SECTIONS 17.24.210 E.3, E.4 AND E.6 REGARDING TREE MEASUREMENT; AMENDING SECTION 17.24.210 E.8 REGARDING TURF LIMITATIONS; REMOVING SECTION 17.24.210 E.10; RENUMBERING SECTION 17.24.210 E.11 TO SECTION 17.24.210 E.10; AMENDING SECTION 17.24.210 F.1.B, ADDING WALL DETAILS; AMENDING SECTION 17.24.210 F.1.E, ADDING AND DELETING LANGUAGE; AMENDING SECTION 17.24.210 F.3, ADDING A NEW PARAGRAPH REGARDING SCREENING OF GAS AND ELECTRICAL METERS; AMENDING SECTION 17.24.210 G REGARDING ARCHITECTURAL DESIGN; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Ordinance No. 1943 as introduced by the City Manager:

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-09-03); AMENDING SECTION 17.24.210 E.1, REMOVING LANGUAGE; ADDING SECTION 17.24.210 E.1.D, ADDING BUS TURN-OUT PROVISIONS; AMENDING SECTIONS 17.24.210 E.3, E.4 AND E.6 REGARDING TREE MEASUREMENT; AMENDING SECTION 17.24.210 E.8 REGARDING TURF LIMITATIONS; REMOVING SECTION 17.24.210 E.10; RENUMBERING SECTION 17.24.210 E.11 TO SECTION 17.24.210 E.10; AMENDING SECTION

17.24.210 F.1.B, ADDING WALL DETAILS;  
AMENDING SECTION 17.24.210 F.1.E, ADDING AND  
DELETING LANGUAGE; AMENDING SECTION  
17.24.210 F.3, ADDING A NEW PARAGRAPH  
REGARDING SCREENING OF GAS AND  
ELECTRICAL METERS; AMENDING SECTION  
17.24.210 G REGARDING ARCHITECTURAL DESIGN;  
AND PROVIDING FOR OTHER MATTERS PROPERLY  
RELATED THERETO.

Acting Planning Manager Marc Jordan stated this Ordinance was created as a result of workshops held between Staff, the Planning Commission, Southern Nevada Home Builders Association (SNHBA) and representatives of the development community. The Ordinance was unanimously approved by the Planning Commission at the January 14, 2004 meeting.

Manager Jordan stated no decision was made concerning the effective date of the Ordinance. A letter was received by the SNHBA requesting the effective date within 120 days and Staff responded an effective date within 90 days of this date would allow SNHBA time to complete plans that were currently in design phases.

Councilwoman Smith stated normally ordinances took effect at the time they were passed and adopted, and inquired what the impact would be to pass the ordinance now rather than waiting 90 days.

City Manager Gregory Rose responded according to Executive Director Porter of SNHBA there were many projects in the engineering phases that had not been submitted to the City at this point in time. According to Director Porter if the Ordinance were to be effectuated this date, there would be a substantial impact on the SNHBA.

ACTION: PASSED AND ADOPTED AS AMENDED; EFFECTIVE DATE MAY  
18, 2004

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

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

2. **AMP-60-03 (TROPICAL & LAWRENCE); AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF AMERICAN CARE GROUP, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OS, OPEN SPACE TO LDR, LOW DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND LAWRENCE STREET. (CONTINUED DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 32, ORDINANCE NO. 1913, ZN-107-03)**

Mayor Montandon opened the Public Hearing.

ACTION: CONTINUED TO APRIL 21, 2004

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

32. **ORDINANCE NO. 1913; 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 21.87 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (ZN-107-03, TROPICAL & LAWRENCE), FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF LAWRENCE STREET AND EL CAMPO GRANDE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 2, AMP-60-03)**

ACTION: CONTINUED TO APRIL 21, 2004

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

3. **AMP-36-03 (LAMADRE COURT); AN APPLICATION SUBMITTED BY D.R. HORTON, INC., ON BEHALF OF DAVID R. BELDING, PROPERTY OWNER, FOR**

**AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL AND OFFICE TO MDR, MEDIUM-DENSITY RESIDENTIAL, ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF LAMADRE WAY AND CAMINO AL NORTE. (ASSOCIATED ITEM NO. 40, ORDINANCE NO. 1942, ZN-49-03)**

Mayor Montandon opened the Public Hearing.

Acting Planning Manager Marc Jordan stated the applicant originally requested medium-high density residential for this site and AMP-36-03 was referred back to the Planning Commission for consideration on medium-density residential, and was subsequently approved. The applicant proposed to develop duplexes on this site.

**Robert Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, represented D.R. Horton. This property was controversial and was met with opposition by neighbors to the proposed tri-plex development. A neighborhood meeting was recently held and was attended by Councilwoman Smith. As a result of the meeting and the suggestions brought forward, the site plan was amended to single-story, patio homes and neighbors supported the application for medium-density, ten units per acre. The proposed site would be seven units per acre. Mr. Gronauer thanked Councilwoman Smith for her recommendations and the citizens for their assistance.

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 and Eliason

NAYS: None

ABSTAIN: None

40. **ORDINANCE NO. 1942; 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-1, SINGLE FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-49-03, LA**

**MADRE COURT), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LAMADRE WAY AND CAMINO AL NORTE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 3 , AMP-36-03)**

Ordinance No. 1942 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-1, SINGLE FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-49-03, LA MADRE COURT), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LAMADRE WAY AND CAMINO AL NORTE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: APPROVED

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

4. **AMP-01-04 (RUNVEE HOBART); AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF RUNVEE HOBART LTD, NV C/O TELISCHAK & COMPANY, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL, LIGHT INDUSTRIAL, AND MDR, MEDIUM DENSITY RESIDENTIAL, TO M-LDR, MEDIUM-LOW DENSITY RESIDENTIAL, ON PROPERTY LOCATED EAST OF PECOS ROAD AND SOUTH OF TROPICAL PARKWAY. (ASSOCIATED ITEM NO. 34, ORDINANCE NO. 1935, ZN-05-04 AND ITEM NO. 35, ORDINANCE NO. 1936, ZN-06-04)**

Mayor Montandon opened the Public Hearing.  
Acting Planning Manager Marc Jordan stated this application was for medium-low density

residential for approximately 382 acres, west of the railroad tracks and was unanimously approved at the January 14, 2004 Planning Commission meeting. Initially, Staff recommended denial of this application based upon the guidelines, vision, objectives and goals within the Comprehensive Plan.

**Brad Burns, 3606 North Rancho Drive, Suite 102, Las Vegas**, stated there was an opportunity to create a “mini” master plan. This site was approximately 370 acres, of which 200 acres were master planned for medium-density residential, and would allow as many as 2,000 units. AMP-01-04 would allow medium-low density residential across the upper portion of the property. The lower portion of the property applied to the first ordinance and a small lot ordinance of 5.8 units per acre, the upper portion applied to the second ordinance and would not exceed 6 units per acre. A meeting was held with Staff from the Fire Department, Parks and Recreation, and Public Works to address their concerns. Mr. Burns conveyed Staff was in concurrence at this point in time. He referred to Lowell Canyon by Richmond American, which was 4500 square foot lots. To the west and to the north of this project was residential property. The school district advised they wanted a site developed within this project and Mr. Burns had worked with them and received their support to move forward. He recently received a letter from the City that improvements would be made along Lamb Boulevard and may include a special improvement district. An overpass would be developed in the future over the railroad to create access to the community. The Planning Commission originally had issues concerning the development of industrial property to allow spurs, but the manner in which the property was situated would make this difficult. Mr. Burns summarized by stating he agreed with Staff and the Planning Commission and requested Council’s support.

Councilman Eliason requested Mr. Burns display his site plan at Ann and Pecos Roads, as well as, Walnut Street and Tropical Parkway. There were two grand entrances into the community. The project would have a minimum of 24 acres of open space on the upper 300 acres. The lower 80 acres, per PUD requirement and the small lot ordinance, would have 16 acres of open space. There would be 40 acres of parks within 370 acres.

The major park area would have three soccer fields, a frisbee golf course, tot lots for two different age groups, picnic and shelter tables. In the adjoining neighborhood with the smaller park, there were provisions for sand volleyball, picnic shelters, and tot lots.

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 and Eliason
NAYS:	None
ABSTAIN:	None

34. **ORDINANCE NO. 1935; 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 83 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT (ZN-05-04, RUNVEE HOBART), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF PECOS ROAD AND ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 4, AMP-01-04 AND ITEM NO. 35, ORDINANCE NO. 1936, ZN-06-04)**

Ordinance No. 1935 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 83 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT (ZN-05-04, RUNVEE HOBART), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF PECOS ROAD AND ANN ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

35. **ORDINANCE NO. 1936; 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 301 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT (ZN-06-04, RUNVEE HOBART), FOR PROPERTY GENERALLY LOCATED EAST OF PECOS ROAD AND APPROXIMATELY 900**

**FEET SOUTH OF TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 4, AMP-01-04 AND ITEM NO. 36, ORDINANCE NO. 1937, ZN-05-04)**

Ordinance No. 1936 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 301 ACRES THEREIN FROM M-2, GENERAL INDUSTRIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT (ZN-06-04, RUNVEE HOBART), FOR PROPERTY GENERALLY LOCATED EAST OF PECOS ROAD AND APPROXIMATELY 900 FEET SOUTH OF TROPICAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: APPROVED

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

5. **AMP-05-04 (VILLAGES AT SIERRA RANCH); AN APPLICATION SUBMITTED BY AMERICAN PREMIERE HOMES ON BEHALF OF JOHN AND GABRIELLA MICHELON, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL, TO M-LDR, MEDIUM-LOW DENSITY RESIDENTIAL, ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND AZURE AVENUE. (ASSOCIATED ITEM NO. 36, ORDINANCE NO. 1937, ZN-08-04)**

Mayor Montandon opened the Public Hearing.

ACTION: CONTINUED TO MARCH 3, 2004

MOTION: Councilman Eliason



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

**36. ORDINANCE NO. 1937; 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 168 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT (ZN-08-04, VILLAGES AT SIERRA RANCH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 5, AMP-05-04)**

Ordinance No. 1937 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 168 ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT (ZN-08-04, VILLAGES AT SIERRA RANCH), FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND AZURE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: CONTINUED TO MARCH 3, 2004  
MOTION: Councilwoman Smith  
SECOND: Councilman Eliason  
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members  
Smith and Eliason  
NAYS: None  
ABSTAIN: None

**6. AMP-06-04 (MARLIDA); AN APPLICATION SUBMITTED BY TANEY**

**ENGINEERING ON BEHALF OF MARLIDA, INC., PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR, LOW DENSITY RESIDENTIAL, TO M-LDR, MEDIUM-LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND ROME BOULEVARD. (ASSOCIATED ITEM NO. 37, ORDINANCE NO. 1938, ZN-09-04)**

Mayor Montandon opened the Public Hearing.

ACTION: CONTINUED TO MARCH 3, 2004

MOTION: Councilman Eliason

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

37. **ORDINANCE NO. 1938; 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 10.31± ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-09-04, MARLIDA), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND ROME BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 6, AMP-06-04)**

Ordinance No. 1938 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 10.31± ACRES THEREIN FROM R-E, RANCH ESTATES DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-09-04, MARLIDA), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND ROME BOULEVARD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: CONTINUED TO MARCH 3, 2004

MOTION: Councilman Eliason

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

7. **UN-91-03 (SLOAN & I-15); AN APPLICATION SUBMITTED BY LAS VEGAS BILLBOARDS ON BEHALF OF MARK ALTSCHULER, ET AL, PROPERTY OWNER, FOR A USE PERMIT IN AN O-L, OPEN LAND DISTRICT (PROPOSED TO M-2, GENERAL INDUSTRIAL DISTRICT), TO ALLOW AN OFF-PREMISE SIGN (BILLBOARD) ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MADGE LANE AND BUFFY ROAD.**

Mayor Montandon opened the Public Hearing.

Acting Planning Manager Marc Jordan stated this application was unanimously approved at the January 14, 2004 Planning Commission Meeting. The Planning Commission also approved a variance for this item which allowed a ten-foot setback from a residential district; specifically, an open land district. According to the Comprehensive Plan this area was designated as industrial, which was why the Planning Commission and Staff supported the variance to this item. Condition No. 5 listed within the Staff Report was written prior to the applicant filing the variance application. The variance application was approved by the Planning Commission; therefore, Condition No. 5 required an amendment:

Condition No. 5: The applicant provide three copies of a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within ten feet.

Manager Jordan stated the original requirement was 300 feet. The remainder of Condition No. 5 would remain the same.

**Vicky Troy, 528 Goldhill Road, Las Vegas,** represented the applicant. She stated Condition No. 5 which Manager Jordan referred to was revised at the Planning Commission meeting. Manager Jordan reviewed the Planning Commission meeting minutes and stated there were no revisions and Ms. Troy replied she was in error.

Mayor Montandon stated discussions had taken place for seven years over whether billboards should be principally permitted, use permitted and analyzed which zones, categories, and setbacks would apply. Mayor Montandon's personal opinion was he had yet to see a billboard of any height, size, width or depth that he considered to be anything other than visual blight and he could not find a way to support approval of the billboards. Councilwoman Smith stated she concurred with Mayor Montandon and added there was

an abundance of billboards along I-15, with no need for additional billboards.

Ms. Troy asked for Council's suggestions that would make the billboards less offensive to them. Mayor Montandon replied over the past seven years many suggestions regarding height, setbacks, lighting and design had all been reviewed for billboards along I-15 and there were no modifications that would make them less offensive or more attractive. Ms. Troy stated she placed billboards in the City of Las Vegas and they, too, found the billboards offensive and made some design changes.

Mayor Pro Tempore Robinson asked City Attorney McGowan whether those who already received use permits for billboards could be grandfathered in. City Attorney McGowan advised he would explore the City's legal options.

Ms. Troy inquired whether she could meet with Council to review proposed designs and asked whether the item could be held for a couple of weeks, and Mayor Montandon responded Council was free to make any motion they desired.

Mayor Montandon closed the Public Hearing

ACTION: UN-91-03 DENIED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

**38. ORDINANCE NO. 1939; AN ORDINANCE RELATED TO ZONING, AMENDING ORDINANCE NO. 1474, WHICH RECLASSIFIED CRAIG VALLEY PROFESSIONAL PLAZA (ZN-11-98) TO A PUD, PLANNED UNIT DEVELOPMENT, BY AMENDING CONDITION NO. 18.1 REGARDING THE PLACEMENT OF PROFESSIONAL AND MEDICAL OFFICES; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 1939 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING, AMENDING  
ORDINANCE NO. 1474, WHICH RECLASSIFIED  
CRAIG VALLEY PROFESSIONAL PLAZA (ZN-11-98)  
TO A PUD, PLANNED UNIT DEVELOPMENT, BY  
AMENDING CONDITION NO. 18.1 REGARDING THE

PLACEMENT OF PROFESSIONAL AND MEDICAL  
OFFICES; AND PROVIDING FOR OTHER MATTERS  
PROPERLY RELATING THERETO.

ACTION: CONTINUED TO MARCH 3, 2004

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

**COUNCIL ITEMS**

Councilman Eliason requested a status on the Meandering Sidewalk Ordinance. Community Development Director/Acting Planning and Zoning Director Jacque Hinchman stated a meeting would be held next week with the National Association of Industrial and Office Properties (NAIOP) and the Homebuilders Association to address the Associations' concerns and finalize this Ordinance. The results of this meeting would be brought before Council on or before March 17, 2004.

Councilwoman Smith stated she discussed the need for the placement of temporary cell towers with City Manager Gregory Rose. A need existed for temporary placement of cell towers, rather than permanent placement, to provide cell service in newly developed areas. The current Ordinance did not address temporary sites for cell towers.

**CITY MANAGER'S REPORT**

City Manager Rose stated Senate Bill No. 243 allowed for an increase of the tax liability of Republic Services of Southern Nevada. Finance Director Stoeckinger advised this increase was enacted by the 72<sup>nd</sup> Legislative Session and changed Republic Services' payroll tax from a fixed \$25.00 per employee to 0.7% of total payroll charges. The City was impacted because it provided billing services to Republic Services for trash removal.

Republic Services requested the City increase the tax fee six cents per invoice per month; however, Finance Director Stoeckinger received an e-mail that confirmed the State rounded down the tax fee figure and the amount would be five cents per invoice per month, rather than six cents per invoice per month. The increase was a State mandated increase.

Councilman Eliason directed Staff to inform the public the increase was mandated by the State and not by Council. Director Stoeckinger stated an explanation of the five cent increase would be enclosed with each invoice.

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 7:01 p.m.

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

**APPROVED: April 21, 2004**

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

Attest:

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