

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

May 16, 2007

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

**CITY COUNCIL MEETING**

**CALL TO ORDER**

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

**ROLL CALL**

**COUNCIL PRESENT**

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

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Communications Director Brenda Fischer  
Economic Development Director Mike Majewski  
Assistant Finance Director Kay Godbey  
Fire Chief Al Gillespie  
General Services Director Eric Dabney

Human Resources Director Joyce Lira  
Information Technology Director Steve Chapin  
Acting Library Director Kathy Pennell  
Planning and Zoning Director Jory Stewart  
Police Chief Mark Paresi  
Public Works Director Majed Al-Ghafry  
Planning and Zoning Manager Marc Jordan  
Senior Assistant to the City Manager Kenny Young  
Assistant to the City Manager Michelle Bailey-Hedgepeth  
Chief Deputy City Clerk Anita Sheldon

**WELCOME**

Mayor Michael L. Montandon

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

**INVOCATION**

Pastor Susan Fuller  
Canyon Ridge Christian Church

**PLEDGE OF ALLEGIANCE**

Councilman Robert L. Eliason

**PUBLIC FORUM**

There was no public participation.

**PROCLAMATIONS**

★ **RECOGNIZING MAY 20-26, 2007, AS NATIONAL PUBLIC WORKS WEEK.**

Mayor Montandon presented a proclamation to Public Works Director Majed Al-Ghafry recognizing May 20 - 26, 2007 as National Public Works Week.

ACTION: PROCLAMATION MADE

★ **PROCLAIM MAY 2007 AS PAIN IN THE DRAIN MONTH.**

Mayor Montandon presented a proclamation to Utilities Department Manager Kirk Medina recognizing May 2007 as Pain in the Drain Month.

ACTION: PROCLAMATION MADE

### **PRESENTATIONS**

- ★ **PRESENTATION OF THE NEVADA RECREATION AND PARK SOCIETY 2007 PROGRAM EXCELLENCE AWARDS FOR MAJOR SPECIAL EVENT, BALLOONAPALOOZA; AND HOW TO TURN A PLACE AROUND, FOR THE AQUATICS PROGRAM AT HARTKE POOL.**

Aaron Turnier, Parks and Recreation Department, explained that on April 17, 2007 the City received two awards during the Nevada Recreation and Park Society luncheon. The first award was for the aquatics program at Hartke Pool which catered to families. The second award, which was under the category for major special event, was for Balloonapalooza, which was held at Craig Ranch Regional Park, and catered to family entertainment. Mr. Turnier presented the awards to the Mayor and City Council.

ACTION: PRESENTATION MADE

- ★ **PRESENTATION BY JUDGE STEPHEN J. DAHL, NORTH LAS VEGAS JUSTICE COURT, TO THE WINNERS OF THE 2007 ART CONTEST.**

Judge Stephen Dahl presented awards to the winners of the annual art contest. This year there were 269 entries.

ACTION: PRESENTATION MADE

### **AGENDA**

1. **APPROVAL OF THE REGULAR NORTH LAS VEGAS CITY COUNCIL MEETING AGENDA OF MAY 16, 2007.**

ACTION: APPROVED

MOTION: Councilman Eliason

SECOND: Councilwoman Buck

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

NAYS: None

ABSTAIN: None

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

2. **AMP-02-07 (REGENA TOWNHOMES); AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF REGENA HOMES, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MIXED-USE COMMERCIAL TO MULTI-FAMILY RESIDENTIAL ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET. (CONTINUED APRIL 4, APRIL 18, AND MAY 2, 2007) (ASSOCIATED ITEM NO. 27, ORDINANCE NO. 2359)**

Planning and Zoning Director Jory Stewart explained that the applicant requested a plan amendment which would change the existing land use plan from mixed-use commercial to multi-family residential. Item No. 27 was the request to change the zoning from R-2 to R-3 for non-mixed-use multi-family residential. Director Stewart explained the site was 4.33 acres in size. The Planning and Zoning Department reviewed the application and recommended denial due to the site not establishing a balanced land use mix that was consistent with the newly adopted Master Plan for the area. The Planning Commission recommended approval.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, requested that the item be held until the outcome of Item Nos. 21, 22, and 23.

Mayor Montandon questioned City Attorney Carrie Torrence whether item number 2 could be trailed since it was a public hearing. City Attorney Torrence explained it could be trailed or the site plans could be moved and heard next.

Mayor Montandon made a motion to trail Item No. 2 behind Item No. 23.

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

ACTION: CONTINUED TO JUNE 6, 2007

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

3. **AMP-05-07 (NORTHGATE); AN APPLICATION SUBMITTED BY DIAMOND LAMB, LLC, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE A PORTION OF EL CAMPO GRANDE AVENUE BETWEEN DONOVAN WAY AND ANN ROAD.**

Public Works Director Majed Al-Ghafry explained this portion of the street was not in conflict with the Master Plan of Streets and Highways and there was no impact to the local or regional motoring public. Staff recommended approval.

Mayor Montandon closed the public hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

4. **AN APPEAL SUBMITTED BY STUART LEIBSOHN, TRUSTEE, ON BEHALF OF A NEIGHBORING PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-22-07 (LAS VEGAS CLASSIC COACH); AN APPLICATION SUBMITTED BY CHRISTOPHER BORJA, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2590 WEST BROOKS AVENUE.**

Planning and Zoning Director Jory Stewart explained the site was proposed as an indoor repair facility for the restoration of classic automobiles. The applicant did not indicate any modifications to the existing building elevations. The Planning and Zoning Department and Planning Commission recommended approval.

**Chris Richardson, Marquis & Aurbach, 10001 Park Run Drive, Las Vegas**, represented the property owner, Michael Borja, 2590 West Brooks Avenue, who was also present and explained that the Planning Commission approved the use permit as an automobile repair facility. Letters were sent by several adjacent property owners opposing the use permit. Mr. Richardson explained the surrounding properties were zoned as general industry. He explained that Mr. Borja, property owner, would use the facility to repair cars and recreational vehicles. It would also include overhauling engines and spray painting vehicles outside the facility which could impact the neighboring buildings which included a food distribution center and children's gymnasium. Mr. Richardson explained that Mr. Borja was aware of the association's regulations.

Mayor Montandon questioned whether the special use permit was tied to the property or the use. Director Stewart explained it was tied to the property.

Mr. Richardson requested that if the City Council upheld the Planning Commission decision, some type of restrictions be placed on the type of use.

Mayor Pro Tempore Robinson questioned how the old engines were disposed of. Mr. Borja explained that the old engine was returned to the owner and he did not store anything on the premises. Mayor Pro Tempore Robinson felt that the process of obtaining the engines and disposal of them would create havoc for the surrounding businesses and would also create messy conditions. Mr. Borja explained that his facility was a clean shop and compared it to Shelby's which was just outside the City boundaries. Mayor Pro Tempore Robinson explained that he needed to speak with the surrounding property owners and visit Shelby's to see how the facility was maintained.

Councilwoman Buck questioned whether this was a permitted use in an M-2 district. Planning and Zoning Director Stewart explained it was a permitted use with the approval of a use permit. Councilwoman Buck questioned whether the other businesses in the area were given special permission or consideration to go in there. Director Stewart explained that the ordinance had a provision that if it was M-2 and they wished to do commercial retail use they could apply for a use permit. Councilwoman Buck questioned whether the association with their covenants, conditions and restrictions supercede the ordinance. City Attorney Torrence explained that covenants, conditions and restrictions were a separate and private matter between the property owner and the homeowner association. The City Council could make their own determination with regard to the appeal.

Councilwoman Smith commented that she felt Mr. Borja had a right to conduct his business in this area.

Mayor Montandon closed the public hearing.

**ACTION: PLANNING COMMISSION DECISION UPHELD; UN-22-07 APPROVED**

**MOTION: Councilwoman Smith**

**SECOND: Councilwoman Buck**

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

**NAYS: Mayor Pro Tempore Robinson**

**ABSTAIN: None**

**Item No. 6 was heard next.**

6. **VAC-05-07 (ALIANTE); AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, LLC, ON BEHALF OF ALIANTE GAMING, LLC, PROPERTY OWNER, TO VACATE A 7.61 ACRE DRAINAGE EASEMENT BETWEEN ELKHORN ROAD AND THE 215 BELTWAY.**

Public Works Director Majed Al-Ghafry explained the order of vacation should be recorded within two years instead of one year.

Mayor Montandon closed the public hearing.

ACTION: APPROVED, SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:

1. SHOULD THE ORDER OF VACATION NOT RECORD WITHIN TWO YEARS FROM THE APPROVAL DATE, THE VACATION SHALL BE DEEMED NULL AND VOID.
2. DEDICATION OF THE PERMANENT DRAINAGE EASEMENT ALONG THE DRAINAGE FACILITY MUST BE RECORDED CONCURRENTLY WITH THE VACATION.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

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

Public Works Director Majed Al-Ghafry explained the Planning Commission recommended approval. He explained the right-of-way was not needed to provide access to the westerly parcels. The County had vacated the northerly part of La Madre Way and the vacation was necessary to complete the approved tentative map. Staff recommended approval.

Councilwoman Buck questioned whether there was a school site on Harold Street and Bruce Street which would affect access to the site. Director Al-Ghafry explained the zoning map did not show any school designation and would not be affected by it. Councilwoman Buck questioned whether the item could be continued to obtain information regarding the area.

**Jaime Frederick, 6757 West Charleston Boulevard, Las Vegas**, represented the applicant and explained La Madre Way was vacated according to the drainage study and if the vacation was not approved, it would change the drainage in the area.

Planning and Zoning Director Jory Stewart explained that she did not see a school near the site when reviewing an aerial view of the area.

Councilwoman Smith explained there would not be a school site on the map as it was a proposed school site in question. Mayor Montandon questioned how the vacation of La Madre Way would negatively affect a proposed school site. Councilwoman Buck questioned if it was known that the school site was not north of La Madre Way at Bruce Street and Harold Street. Mayor Montandon explained that if it was there, the property owner had vacated the north half of La Madre Way.

Ms. Frederick explained the applicant did not own the property north of La Madre Way but had vacated the road north. She explained it was an extension of time. The vacation was approved but had expired because the applicant did not record the final map, and had to extend the vacation.

City Attorney Carie Torrence recommended asking the applicant to continue the matter so that research could be completed.

ACTION: CONTINUED TO JUNE 6, 2007

MOTION: Councilwoman Buck

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

Item Nos. 20, 21, 22 and 23 were heard next.

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



21. **SPR-16-07 (DEER SPRINGS GOLDFIELD PROJECT); AN APPLICATION SUBMITTED BY CAMDEN DEVELOPMENT, INC., ON BEHALF OF CENTENNIAL POINT, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW 214 MULTI-FAMILY UNITS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEER SPRINGS WAY AND GOLDFIELD STREET. (TABLED MAY 2, 2007)**
22. **SPR-17-07 (NORTH 5<sup>TH</sup> & ROME); AN APPLICATION SUBMITTED BY TRAMMELL CROW ON BEHALF OF DIAMOND CREEK ESTATES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT TO ALLOW 519 APARTMENT UNITS ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROME BOULEVARD AND NORTH 5<sup>TH</sup> STREET.**
23. **SPR-18-07 (SHADE MULTI-FAMILY DEVELOPMENT); AN APPLICATION SUBMITTED BY BLUE HERON PROPERTIES ON BEHALF OF GOLDFIELD HOMES, LLC, AND GOLDFIELD CENTENNIAL, LLC, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT TO ALLOW 379 CONDOMINIUM UNITS ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND GOLDFIELD STREET.**

Planning and Zoning Director Jory Stewart explained that the Planning and Zoning Department recommended an indefinite continuance of the site plan review when it had originally gone before the Planning Commission. One of the concerns was due to the proposed garbage collection plan that had not been used before in the City and involved one large trash compactor to service the 214 multi-family units. The idea was that the management company would pick up resident garbage outside their front doors daily and deposit it in the trash compaction unit. Staff was also concerned because the applicant had requested a reduction to the standard parking requirements for a multi-family development and if the garbage system were to fail, removing the compactor and placing the normal trash units with the trash enclosures would reduce the limited parking. Another concern was that one of the buildings was oriented near a single-family residential area to the west. The last issue was the reduction of the parking requirements for multi-family. The reduction caused concern because of the possibility of fire lanes being obstructed and the inability to respond to emergencies in the area of the multi-family. The Planning Commission recommended approval which would include the acceptance of the garbage collection system and reduction of the parking. Staff had significant concerns regarding the waiver requests of the parking requirements and recommended denial.

Mayor Pro Tempore Robinson questioned whether this company had built in the City before. Director Stewart was unaware of prior projects, but Camden properties had built in the Clark County region. Mayor Pro Tempore Robinson questioned whether the Planning Commission knew if they were luxury, mid-range or low end apartments. Director Stewart did not have that information. Bob Gronauer explained they would be luxury

apartments and the information was provided to the Traffic Department when the traffic study was submitted. It was not written but conveyed verbally when compared to similar developments because the tenant's income played a part in what was being done. The rents for this development would be higher than in the other 9200 units throughout the Valley. Mr. Gronauer explained the apartments would be luxury with rents on the high end.

Mayor Montandon questioned whether the comments from Director Stewart, although they applied in general to item numbers 20 through 23, were specific to item number 20. Director Stewart explained the other two Camden items were choosing the use of trash compaction systems, so it applied to those two items, but Trammel Crow and Shade would not be using a trash compaction system. The site line problem, with the balconies over the backyards of the single-family to the west, was a problem unique to item number 20.

Mayor Montandon questioned whether the trash compaction system was used in the City. Director Stewart explained they were used along the strip for the high-rise developments and not in the City.

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas**, explained the San Diego light rail system and the mixed uses along the way which he compared to the future light rail for the City. He explained the first project he represented was Camden, which was located on the corner of Deer Springs Way and North 5<sup>th</sup> Street, and was approximately ten acres. Staff and the Planning Commission approved R-4 density for the parcel which allowed up to 50 dwelling units to the acre. On this project it would allow 500 units. The project would consist of 214 units. He explained the plans were revised because the trash compactor was moved, since staff had concerns of the proximity to single-family residential. There would be a designated area that residents would place their trash, management would come and pick up the trash to take to the compactor. The applicant agreed to a condition that approval would need to be obtained from Republic Services. Republic Services would review the plan and a contingent back-up plan was needed should the compactor fail. The applicant would also need approval from the Health District. The compactor was more aesthetic than dumpsters. Mr. Gronauer explained with respect to the balcony issue, a wing wall was erected along the area for the second and third stories of the building to prevent viewing the adjacent backyards. The setback was increased and a condition was agreed upon to put 36 inch box trees along the perimeter. Mr. Gronauer explained Camden's site plan. The applicant would be providing 390 parking spaces where 428 were required. He explained he had documentation that was submitted to Staff, which was reviewed, and they supported the parking waiver.

Mayor Pro Tempore Robinson questioned whether the information presented was for each item where the parking spaces had a change. Mayor Pro Tempore Robinson questioned why the information was not given to Council prior to the meeting. Director Stewart explained the site plan for this project was revised, and the reports given to Council were prepared prior. Mr. Gronauer explained the approval was for 363 parking spaces.

Councilwoman Smith questioned Craig Ranch Villas, which was built quite a few years ago, as a comparison of standard was the same parking standard used now. Director Stewart explained the standard was different then and not based on bedroom size.

Mr. Gronauer explained that there were peak hours for parking, one between midnight to 5 a.m. since most people were home at that point in time. Additional studies were done during the workday and evening hours to cover all time periods. He explained an ordinance was adopted that allowed the ability to come before Council to prove a case for waivers. Mr. Gronauer explained that if the projects were approved, the applicants would have to pave more than required and provide a traffic study in a huge area.

Mayor Pro Tempore Robinson questioned whether a car cover was considered luxury. Mr. Gronauer explained it was a requirement. The code required one car cover for each unit. Mayor Pro Tempore Robinson questioned why there were no garages, what would happen if the trash compactor broke down, and if the unit manager did not provide sufficient staff to pick up the trash from the units. Mr. Gronauer explained there were lofts and garages on the proposed development, and explained there was a contract with emergency services to fix any equipment that malfunctioned. Mayor Pro Tempore Robinson questioned what would happen if the emergency was over the weekend. Mr. Gronauer explained the contract covered weekends also and was part of the contingency plan that would be submitted to Republic Services and the Health District.

Councilwoman Buck requested to globally review the parking issue to see if the unnecessary space could be used for something other than pavement. Another issue was the completion of the roads before the project goes in. Councilwoman Buck requested Mr. Gronauer go over the map and explain the plan to mitigate traffic problems and talk about the traffic study that would be done that would be broader than the specific projects.

Mr. Gronauer explained that the half street would have to be built on Deer Springs Way which was an eighty foot right-of-way, which meant a forty foot right-of-way in the area. On North 5<sup>th</sup> Street there were four lanes, since it would be a total of eight lanes going in both directions. Based on the agreement with the developers, more would be done than required. He explained Trammell Crow would do the full four lane half-street improvements.

Mayor Pro Tempore Robinson questioned if this was being done to eliminate the saw-tooth. Mr. Gronauer explained it was not required to be done, but agreed to do it.

Mr. Gronauer explained he had to make sure there were two lanes going southbound from Rome Boulevard down to Centennial Parkway.

Public Works Director Majed Al-Ghafry explained that on Deer Springs Way there would be half-street improvements plus one lane. Southbound on North 5<sup>th</sup> Street there would be an additional lane to what the development to the east would be doing, plus the shoulder, which was an additional six lanes for a total of 18 - 20 feet additional paving. There would

be an additional 20 - 25 feet of paving from Rome Boulevard to Centennial Parkway to ensure that there would be two lanes northbound, two lanes southbound, six-foot shoulders on either side and a right turn lane at Centennial Parkway. The reason for the six foot shoulder was for the possible need of a third lane in the future.

Councilwoman Buck suggested that the City look at a possible Special Improvement District on North 5<sup>th</sup> Street to help with some of the problems. Director Al-Ghafry explained it was being explored but there were right-of-way issues and constraints that could prolong the Special Improvement District.

Councilwoman Smith questioned what was going to be done regarding the Beltway. Mr. Gronauer explained it was an issue above his control and that there were two bigger developers fighting over Commerce Street and North 5<sup>th</sup> Street as to what goes in first. In the traffic study, it showed some traffic participation on the North 5<sup>th</sup> Street beltway. Councilwoman Smith requested that Chief Gillespie and Chief Paresi explain their issues with the project. Chief Gillespie explained that he appreciated the traffic study but the problems were in the area with compact apartment units without mixed-use nearby. He explained it was great to look at light rail, but that was not in the City. He explained without sufficient parking people park in the wrong places and emergency vehicles were restricted. Household sizes directly related to call volume and the number of responses that were necessary for police and fire. Chief Gillespie explained the issue of the garbage and dumpster spaces. If there was a failure in the system, it would take more of the parking spaces than they already did not allow for and had some concern about trash placed at people's doors all day. He felt all it would take was a flick of a cigarette outside to start a fire that ran up the outside of the building. Councilwoman Buck explained that the applicant turned in an amended justification letter in January that spoke about the reduction in parking, but the letter from the Fire Department came in February and stated the Fire Department was neutral in the application. Fire Chief Gillespie explained the Fire Protection Engineer did what they were supposed to do, looked at the code and the requirements, saw the agreement with the Public Works Department and felt it was okay.

Chief Paresi explained that what was critical to the discussion was the definition of luxury. If it was defined as the information provided to the Planning and Zoning Department regarding the trip to Orange County, Irvine, it was found that there had to be a minimum of two - three parking spaces per unit. If not, victimization occurred at a far greater rate for the occupants of the buildings because they were forced to park their multiple vehicles on the street. Luxury dwellers had more vehicles than low to medium income individuals and a higher caliber vehicle which was more prone to be broken into and stolen. Security was paramount in the design of the facilities. Chief Paresi said he had no issues with the traffic pattern, but urban blight was being created with the design on the light rail system. Chief Paresi explained he was on two task forces that designed the light rail system in East Portland and the north corridor in Portland, Oregon. They allowed 250 -300 unit apartment buildings to abut the light rail and it turned into dead zones. There was no vitality in those zones.

Mayor Pro Tempore Robinson questioned whether this type of development, until light rail was developed, was premature. Chief Paresi explained that until a confirmation was received on the type of design for rapid transit to compare this development to anything other than a light rail model would be premature. The bus was not the same system as a light rail. The environment that the light rail created was a vibrancy that a bus would not bring to a neighborhood. Town centers and clusters of development around key transit zones and crossing streets brought a different definition to a City and created neighborhoods. Chief Paresi explained that the comparison models were not luxury apartments. None of the apartments that were compared were luxury models and did not compare to the demographic incomes that were talked about. He explained that people that lived in \$950 - \$1500 apartments had more than one vehicle and needed multiple parking spaces. If not, they would be parking on the street and it would be problematic. They would be victimized and there could be traffic congestion issues.

Mayor Pro Tempore Robinson questioned whether there was more crime at Glenbrook Terrace than other sites in the City. Chief Paresi explained it was 60% below income, there were tremendous issues at Glenbrook and the Police Department constantly worked with the Housing Authority regarding the placement of individuals and the victimization of the residents there.

Mayor Pro Tempore Robinson questioned whether due to Housing and Urban Development regulations landlords could not discriminate against a certain percentage of vouchers, Section 8 or placements. Planning and Zoning Director Jory Stewart explained that was a correct statement. Mayor Pro Tempore Robinson explained that even if they were luxury apartments, there would still be Section 8 people in there. Senior Assistant to the City Manager Kenny Young explained that it was a possibility with the Fair Housing Law and was dependent upon the management company and what the rent ranges were for those units. Mr. Young explained at any housing type, whether single-family, multi-family or townhome, a Section 8 voucher could be utilized. The City could not restrict the use of the voucher.

Mayor Montandon questioned whether the property owner could refuse to accept a Section 8 voucher. Mr. Young explained that was correct.

Mayor Pro Tempore Robinson questioned Mr. Gronauer as to whether the property owner would be restricting Section 8. Mr. Gronauer introduced Rick Holcomb, who represented Camden and would explain the luxury development and the voucher system.

**Rick Holcomb, 4041 East Sunset Road, Las Vegas**, represented Camden and explained Camden was a multi-family industry operator with 200 communities nationwide. They had been operating in the Valley since 1998. He explained they were luxury class "A" apartments with strict income limitations. They pre-qualified the residents, performed background checks and credit reports. It was a gated community built with large

clubhouses, pools, and landscaped courtyards. The interior of the units were finished with high end cabinets and countertops. The development provided roving security.

Mayor Pro Tempore questioned the covered car parking. Mr. Holcomb explained there were garages in the development which could be rented, and one covered shaded parking space was offered for every unit.

Mr. Holcomb explained the trash compaction system in which trash was picked up from the units, taken to the compactor and eliminated the need for garbage dumpsters. He explained services were contracted to remove and dispose of the trash in case of an emergency.

Mr. Holcomb explained that he was comfortable with the 1.7 ratio that was submitted in the parking report which had been approved.

Mr. Gronauer explained that the design of the development was addressed in the site plan. He stated that the density was R-4.

Mayor Pro Tempore Robinson questioned the status of the transit route. Public Works Director Majed Al-Ghafry explained it would be approximately 2010 or 2011 for the start of construction.

Councilwoman Buck explained that when North 5<sup>th</sup> Street was designed, density was requested and zoning was granted. She recommended that the light rail issue be pushed and obtain the vision for North 5<sup>th</sup> Street by having a transit oriented development, corridor and light rail.

Councilwoman Smith commented that she felt strongly about light rail but explained there was a vision for open space and parking. She felt part of it was that a trade-off was being made between open space and parking.

Mayor Montandon commented that a good argument was given for a reduction in parking, and a waiver was allowed in the Code. Designs were done for a transit supportive land use plan in which was built the ability to ask for waivers near transit stations so that transit could be supported. He explained the City Council spent years planning a system that would support transit land uses and build up the density. He explained the transit system that was planned was a 150 foot right-of-way with a built-in transit system designed to work with that kind of development.

Councilman Eliason commented that the light rail was an issue that was being worked on but the decision of the Regional Transportation Commission was to go with the rubber tire system. The years that Director Al-Ghafry spoke about regarding the North 5<sup>th</sup> Street corridor was the start of the design. He explained that would only be built up to Cheyenne Avenue. From Cheyenne Avenue north, it came down to funding and he did not believe there would be any funding left to construct light rail.

Councilwoman Buck questioned whether that meant it would be fifteen years before buses were seen up North 5<sup>th</sup> Street. Councilman Eliason explained that from Cheyenne Avenue to Craig Road there were still saw-tooth roads where the system would have to run and he felt the buses would have to run east/west instead of north/south.

Mayor Montandon explained that the point made was that a transit system was not in place at this time and the arguments made were supportive of a system without a transit system. The development in the area would do two things, develop the streets and support a transit system in the future.

Mayor Pro Tempore Robinson suggested that the items be continued for two weeks.

Mr. Gronauer explained that he needed a few minutes because there were some contractual issues that needed to be worked out.

Mayor Montandon motioned for a recess at 8:26 p.m.

Mayor Montandon reconvened the meeting at 8:39 p.m.

Mr. Gronauer requested that all the items be continued for three weeks to try and address the Police and Fire Department issues.

City Manager Gregory Rose explained the continuance would be for item numbers 2, 5, 20, 21, 22, 23 and 27.

ACTION: TABLED TO JUNE 6, 2007

MOTION: Mayor Montandon

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

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

ACTION: CONTINUED TO JUNE 6, 2007

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

**CONSENT AGENDA**

**8. APPROVAL OF SPECIAL CITY COUNCIL MINUTES OF APRIL 18, 2007.**

ACTION: APPROVED

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

**9. APPROVAL OF REGULAR CITY COUNCIL MINUTES OF APRIL 18, 2007.**

ACTION: APPROVED

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

**10. APPROVAL OF AN APPLICATION FOR GENERAL OFF-SALE BUSINESS LICENSE FOR CIRCLE K STORES, INC., DBA CIRCLE K STORE #756, 2405 BELMONT STREET, NORTH LAS VEGAS, NEVADA, 89030. THIS IS AN UPGRADE OF THEIR CURRENT BEER/WINE OFF-SALE LICENSE.**

ACTION: APPROVED



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

11. **ACCEPTANCE OF A CASH PAYMENT IN LIEU OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT FROM ANN DECATUR LLC, FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS AND TRAFFIC SIGNALS AT ANN ROAD & VALLEY DRIVE, IN THE AMOUNT OF 2.7% OF THE TOTAL COST OR \$8,775; ANN ROAD & ALLEN LANE IN THE AMOUNT OF 1.6% OF THE TOTAL COST OR \$5,200; ANN ROAD & ALLEN LANE - SOUTH LEG/DUAL LEFT, IN THE AMOUNT OF 3% OF THE TOTAL COST OR \$3,600; TROPICAL PARKWAY & VALLEY DRIVE - EAST LEG/DUAL LEFT, IN THE AMOUNT OF 3% OF THE TOTAL COST OR \$3,600; AND TROPICAL PARKWAY & VALLEY DRIVE, IN THE AMOUNT OF 0.8% OF THE TOTAL COST OR \$4,825, FOR MONTGOMERY PLAZA, LOCATED ON THE NORTHEAST CORNER OF ANN ROAD & MONTGOMERY STREET.**

ACTION: PAYMENT ACCEPTED

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

12. **APPROVAL OF A TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH MITCHELL STREET, LLC, FOR A PORTION OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CRAIG ROAD & WALNUT ROAD IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$1,073; CRAIG ROAD & LAMB BOULEVARD-IMPROVEMENTS IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$1,200; AND LONE MOUNTAIN ROAD & LAMB BOULEVARD IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$5,244, FOR THE SOUTHERN NEVADA LUMBER PROJECT, LOCATED ON THE NORTHWEST CORNER OF MITCHELL STREET & WALNUT ROAD. (CNLY CONTRACT NO. C-6557)**

ACTION: APPROVED

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

13. **VAC-08-07 (NORTHGATE); AN APPLICATION SUBMITTED BY DIAMOND LAMB, LLC, PROPERTY OWNER, TO VACATE EL CAMPO GRANDE AVENUE BETWEEN DONOVAN WAY AND THE I-15 RIGHT-OF-WAY, AND TO VACATE NOVAK STREET AND THE ASSOCIATED DRAINAGE EASEMENT COMMENCING AT EL CAMPO GRANDE AVENUE AND PROCEEDING SOUTH TO THE I-15 RIGHT-OF-WAY. (SET PUBLIC HEARING FOR JUNE 20, 2007)**

ACTION: PUBLIC HEARING SET FOR JUNE 20, 2007

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

### **BUSINESS**

14. **DISCUSSION AND POSSIBLE AMENDMENTS TO THE CITY MANAGER GREGORY E. ROSE'S CONTRACT AS A RESULT OF THE ANNUAL PERFORMANCE REVIEW; PRESENTATION ON ORGANIZATIONAL PERFORMANCE. (CNLV CONTRACT NO. C-5526)**

City Manager Gregory Rose explained the title of the first annual performance report was Building a Great City. He explained that in the booklet were two things; highlights of the accomplishments over the past year and information from surveys that were performed in 2004 and 2006. He explained the accomplishments that would be reviewed were based on the priorities the City established. Under responsible fiscal management the annual operating budget and the capital improvement plan were prepared and submitted, and quarterly financial statements were provided. The City refinanced several bonds, received awards for annual operating budget, transferred library responsibility of the Chief Administrative Officer to the City Manager position and moved towards an organization that was merit based as related to pay. City Manager Rose explained that under well-planned quality growth the City became a member of the Clean Water Coalition, approved the North 5<sup>th</sup> corridor concept plan and completed the Comprehensive Plan update. Under quality

service, improvements were made to the street sweeping operations, fleet management operations, graffiti abatement programs, advanced sidewalk maintenance program, award was received for performance measurement reporting, and online payment options were expanded for both Parks and Recreation and Utilities. He explained two key positions were filled in the Human Resources and Public Works Departments with the addition of Joyce Lira and Majed Al-Ghafry as Directors. In Economic Development two major commercial projects were advanced in Redevelopment, a number of companies added to the City, jobs were created, and additional commercial space was added. Under Safe and Livable Communities, funding was allocated for an additional 75 public safety officers, the bike helmet program was extended, crime rate dropped, Fire Station No. 57 was constructed, and the relocation of Fire Station No. 53 was advanced. Under Pivotal Developments, the City continued to work towards the University of Nevada Las Vegas north campus, developed a Request For Proposal for the Downtown Master Plan, and advanced the Cheyenne Pointe project. Under Community Services and Cultural Amenities, the City held groundbreaking for new park, planned and hosted special events, advanced the design for the library at MLK and Alexander, reached consensus on the Craig Ranch Master Plan, advanced design for new City Hall complex, design and construction for Multi-Generational Center and developed strategy for preserving Kiel Ranch. Under Community Spirit and Pride, the City initiated a city volunteer program, held the fifth annual Tastes and Tunes festival and first annual Balloonapalooza, held four townhall meetings, conducted citizen surveys and developed first annual performance report.

Mayor Pro Tempore Robinson reiterated that issues regarding Ward 2 needed to be addressed. City Manager Rose explained that it was time that Council had a retreat to talk about how the Council and Staff would operate under the new ward system.

Mayor Pro Tempore Robinson explained he would be asking for accountability, especially in Ward 2.

Councilman Eliason commented that he was not pleased with the liberal spending.

City Manager Rose explained that of the 103 positions that were presented during the budget meeting, 90 of them were public safety related. He explained there were specific taxes that were approved by the citizens to fund police positions. He recommended that those funds be used for those positions. The other public safety positions were in the fire department, with the addition of 20 positions. He explained the City was financially strong due to the financial policies that the City Council had put in place. City Manager Rose explained that what was important in government was to fully disclose and be fully transparent. The budget documents provided to the Council, as well as the citizens, disclosed everything.

Councilwoman Buck explained that in order for the City Council to work together they needed to know how each other thought about issues. She had confidence in the City Manager, how he ran the City and how he spent money. Councilwoman Buck expressed her support for the City Manager.

Councilwoman Smith expressed her support for City Manager Rose and felt he was leading the City in the right direction.

Councilwoman Smith commented that she wanted to review the car allowance issue in the future and questioned why this was done separately when it was part of the income.

Mayor Pro Tempore Robinson questioned the percentage increase of other staff. City Manager Rose explained it depended on their position and the level they were. He would provide Mayor Pro Tempore Robinson with that information.

ACTION: 7% INCREASE APPROVED AND CONTRACT AMENDED TO INCREASE CAR ALLOWANCE TO \$500

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

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

NAYS: Councilman Eliason

ABSTAIN: None

**15. APPROVAL OF REQUEST FOR A 28-MONTH EXTENSION FROM THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF INTERIOR, FOR THE CONTINUED OPERATION OF THE CRAIG RANCH GOLF COURSE UNTIL CONSTRUCTION/DEVELOPMENT OF THE REGIONAL PARK IS INITIATED, ON OR BEFORE JANUARY 1, 2010.**

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 TO AMEND THE 2006-2007 STAFFING PATTERN AS FOLLOWS: (ALL STAFFING PATTERN CHANGES WILL BE PROCESSED WHEN ADMINISTRATIVELY**

**FEASIBLE) (TABLED MAY 2, 2007)**

**I. FIRE DEPARTMENT**

A. Fire Operations

1. Create a Firefighter/Paramedic classification FFA 56

**II. CITY ATTORNEY**

A. Civil Division

1. Reclassify one (1) Paralegal APT 19 to Legal Office Coordinator APT 21

**III. POLICE DEPARTMENT**

A. Investigative Services

1. Reclassify two (2) Office Assistant/Senior Office Assistant TNS 13/14 to Investigative Specialist TNS 17

B. Office of the Chief

1. Add one (1) Assistant Chief of Police ADD 32

**IV. NEIGHBORHOOD SERVICES**

1. Add one (1) Neighborhood Services Outreach Coordinator TA21

City Manager Rose requested that item number IIIB1, Assistant Chief of Police, be withdrawn and he would provide information on the duties of that position. He explained that the position would be rotating to do police functions as well as detention functions but the issue needed to be resolved. City Manager Rose requested that item number IV1, Neighborhood Services Outreach Coordinator, be withdrawn and explained that information was scheduled to be presented regarding the Neighborhood Services Department and that item would follow the presentation.

Councilwoman Buck questioned the position of Assistant Chief of Police and recommended that the position be presented again as soon as possible since the City was tasked with adding new officers and needed the management.

City Attorney Carie Torrence clarified the position in the City Attorney's office and explained the position should read Legal Office Administrator.

**ACTION: APPROVED AS AMENDED; AMENDED AS FOLLOWS:**

1. SECTION IIA1. LEGAL OFFICE COORDINATOR AMENDED TO LEGAL OFFICE ADMINISTRATOR

2. SECTION IIIB1 WITHDRAWN
3. SECTION IV1 WITHDRAWN

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

**Item No. 29 was heard next.**

**29. ORDINANCE NO. 2370; AN ORDINANCE CREATING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215).**

Ordinance No. 2370 as introduced by the City Manager:

ORDINANCE NO. 2370; AN ORDINANCE CREATING THE CITY OF NORTH LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 63 (LAMB BLVD - I-15 TO CLARK COUNTY 215).

City Attorney Carie Torrence read changes to the ordinance into the record. Page 2, paragraph C, should read square footage basis and not front footage basis. On Page 3, Section 5, \$56,260,743.24 needed to be changed to \$44,512,537.78 and \$25,837,642.18 should be changed to \$12,446,585.01. Under section 7, remove APNs 123-29-301-002, 123-29-401-012, 123-29-401-013 and 123-29-401-004.

ACTION: PASSED AND ADOPTED AS AMENDED; AMENDED AS FOLLOWS:

1. SECTION (C) FRONT FOOTAGE CHANGED TO SQUARE FOOTAGE
2. SECTION 5, THE PROJECT ESTIMATED AMOUNT CHANGED FROM \$56,260,743.24 TO \$44,512,537.78 AND ESTIMATE TO BE PAID BY LEVY CHANGED FROM \$26,837,642.18 TO \$12,446,585.01
3. ASSESSOR PARCEL NUMBERS 123-29-301-002, 123-29-401-012, 123-29-401-013, AND 123-29-401-004 DELETED

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

ACTION: PASSED AND ADOPTED, AS AMENDED

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

**BUSINESS (CONT'D)**

17. **AWARD OF BID NO. 1266 TO LAS VEGAS PAVING CORP., IN THE TOTAL AMOUNT OF \$34,205,205.50; \$22,041,985.98 FROM THE SPECIAL IMPROVEMENT DISTRICT; \$117,359.87 FROM THE TAX OVERRIDE FUND; \$5,568,942.40 FROM THE REGIONAL FLOOD CONTROL DISTRICT, \$4,129,717.98 FROM THE REGIONAL TRANSPORTATION COMMISSION; \$532,182.91 FROM THE UTILITY ENTERPRISE FUND - WATER; \$756,936.42 FROM THE UTILITY ENTERPRISE FUND - SEWER; AND \$1,058,079.94 FROM THE DEVELOPER PARTICIPATION FOR THE LAMB BOULEVARD PROJECT. (CNLV CONTRACT NO. C-6558)**

Public Works Director Majed Al-Ghafry explained that on March 6, 2007 three bids were received, with the lowest bid received by Las Vegas Paving Corp. After review of the bid documents discrepancies were found, which were mathematical. Staff performed further investigation and found, with the discrepancies, Las Vegas Paving Corp. remained as the lowest bidder.

ACTION: BID AWARDED

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 A MASTER CONDUIT LICENSE AGREEMENT WITH IDACOMM,**

**INC., FOR THE RIGHT TO PLACE AND MAINTAIN UNDERGROUND CABLES AND EQUIPMENT WITHIN CONDUIT OWNED BY THE CITY, TO PROVIDE TELECOMMUNICATIONS SERVICES, FOR AN ANNUAL CONDUIT RENTAL FEE OF \$0.24/FOOT FOR THE YEAR 2007; \$0.36/FOOT FOR THE YEAR 2008; \$0.48/FOOT FOR THE YEAR 2009; AND \$0.60/FOOT FOR THE YEAR 2010 AND AFTER. (CNLV CONTRACT NO. C-6559)**

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. APPROVAL OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PAR 3 LANDSCAPE & MAINTENANCE, INC., IN AN AMOUNT NOT TO EXCEED \$50,900; \$24,900 FOR LANDSCAPE RESTORATION, WEED REMOVAL, AND OFF-SITE DISPOSAL; AND \$26,000 FOR THE CHEMICAL APPLICATION OF HERBICIDES FOR THE KIEL RANCH HISTORIC PARK SITE. (CNLV CONTRACT NO. C-6437)**

Mayor Pro Tempore Robinson questioned why money was being expended again for herbicides and weed removal. Assistant to the City Manager Michelle Bailey-Hedgepeth explained that it was an extension of a contract that was completed. The herbicides that needed to be applied were specific to the Russian knackweed and the tamarisk on the site. City Manager Rose explained the funding was coming from the Kiel Ranch funds which were generated as a result of the land sales.

ACTION: APPROVED

MOTION: Mayor Montandon

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None



24. **Ordinance No. 2373; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.34 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-100-07, LAS VEGAS SPEEDWAY WAREHOUSE), FOR PROPERTY LOCATED EAST OF MADGE LANE AND 320 FEET SOUTH OF BUFFY ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007)**

Ordinance No. 2373 as introduced by the City Clerk:

Ordinance No. 2373; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.34 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-100-07, LAS VEGAS SPEEDWAY WAREHOUSE), FOR PROPERTY LOCATED EAST OF MADGE LANE AND 320 FEET SOUTH OF BUFFY ROAD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007)

ACTION: FINAL ACTION SET FOR JUNE 6, 2007

25. **Ordinance No. 2374; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 41 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-99-07, ANN & MOUNT HOOD), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND MT. HOOD STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007)**

Ordinance No. 2374 as introduced by the City Clerk:

Ordinance No. 2374; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 41 ACRES THEREIN FROM AN O-L, OPEN LAND DISTRICT TO AN M-2, GENERAL INDUSTRIAL DISTRICT (ZN-99-07, ANN & MOUNT HOOD), FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ANN ROAD AND MT. HOOD STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007)

ACTION: FINAL ACTION SET FOR JUNE 6, 2007

26. **Ordinance No. 2375; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.57+ ACRES THEREIN FROM AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-07, ALEXANDER & MLK), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007).**

Ordinance No. 2375 as introduced by the City Clerk:

Ordinance No. 2375; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 2.57+ ACRES THEREIN FROM AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-22-07, ALEXANDER & MLK), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR JUNE 6, 2007)

ACTION: FINAL ACTION SET FOR JUNE 6, 2007

**ORDINANCES**  
**FINAL ACTION**

27. **Ordinance No. 2359; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS**

**VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 4.33+ ACRES THEREIN FROM AN R-2, TWO FAMILY RESIDENTIAL DISTRICT TO AN R-3, MULTI-FAMILY RESIDENTIAL DISTRICT (ZN-47-07, REGENA TOWNHOMES), FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND GOLDFIELD STREET AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED APRIL 4, APRIL 18, AND MAY 2, 2007) (ASSOCIATED ITEM NO. 2, AMP-02-07)**

ACTION: CONTINUED TO JUNE 6, 2007

MOTION: Mayor Montandon

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

28. **Ordinance No. 2368; 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 1.50+ ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-97-07, GALAXY PROPERTIES NORTH 5<sup>TH</sup>), FOR PROPERTY LOCATED AT 6215 NORTH 5<sup>TH</sup> STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED MAY 2, 2007)**

Ordinance No. 2368 as introduced by the City Manager:

Ordinance No. 2368; 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 1.50+ ACRES THEREIN FROM AN R-E, RANCH ESTATES DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT (ZN-97-07, GALAXY PROPERTIES NORTH 5<sup>TH</sup>), FOR PROPERTY LOCATED AT 6215 NORTH 5<sup>TH</sup> STREET, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (CONTINUED MAY 2, 2007)

Planning and Zoning Director Jory Stewart explained the applicant was asked by Staff and the Planning Commission if they would accept C-1 zoning rather than a C-2 zoning. Staff and the Planning Commission recommended approval.

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

30. **ORDINANCE NO. 2372; 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 36.94 ACRES THEREIN FROM A C-2, GENERAL COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-93-07, EMERALD BAY) CONSISTING OF 832 MULTI-FAMILY DWELLING UNITS, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND CORALIE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

Ordinance No. 2372 as introduced by the City Manager:

ORDINANCE NO. 2372; 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 36.94 ACRES THEREIN FROM A C-2, GENERAL COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-93-07, EMERALD BAY) CONSISTING OF 832 MULTI-FAMILY DWELLING UNITS, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MARTIN L. KING BOULEVARD AND CORALIE AVENUE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

Planning and Zoning Director Jory Stewart explained that one of the issues was that this item was before the City Council as two separate zone change actions; one for R-3 and the other for R-2. The concern was, with the straight zoning, the inability to have control over the site plan and the elevations for the development. Staff was also concerned over the use of the R-2 parcel on the south end of the area, adjacent to Coralie Avenue. The applicant had returned with a planned unit development, instead of the R-2/R-3. Director Stewart explained that the City did not deviate from the open space requirements, but when the application was reviewed it showed the open space exceeded the multi-family open space requirements of straight R-3 zoning. For this development, 593,664 square feet of open space would be required. The open space exhibit that was demonstrated provided

375,462 square feet of open space and exceeded the multi-family development standards for open space but did not meet the square footage requirement for a planned unit development. Director Stewart explained what the development proposed, in addition to the open space, was a large community gazebo, 7 major gazebos, 2 tot lots, 3 Roman aqueduct pool areas, a lap pool, volleyball arena with night lights, putting greens, recreational building, separate gymnasium building and perimeter walking trails. The development transitioned from a high density, three story product on the north to a two story lesser density along Coralie Avenue as a transition from the higher density to the single-family on the south side of Coralie. Staff felt that the open space consideration that was requested could be supported with the amenities and did not create adverse precedent. Staff and the Planning Commission recommended approval.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson**, explained the streets were completed around the project and concurred with Staff recommendations.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Buck

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

### **COUNCIL ITEMS**

There were no additional items.

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

There was no report.

### **PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 9:34 P.M.

**APPROVED: July 5, 2007**

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

**ATTEST:**

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