

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

December 3, 2003

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

CITY COUNCIL MEETING

CALL TO ORDER

6:02 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

COUNCIL PRESENT

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

STAFF PRESENT

City Manager Gregory Rose	Community Development Director Jacque Hinchman
Assistant City Manager Dan Tarwater	Public Works Director Jim Bell
City Attorney Sean McGowan	Fire Chief Jim Stubler
City Clerk Eileen M. Sevigny	Detention Center Chief Ken Ellingson
Human Resources Director Vince Zamora	Assistant Police Chief Joe Forti
Finance Director Phil Stoeckinger	Assistant to the City Manager Brenda Johnson
Acting Development Services Director Steve Baxter	Assistant City Clerk Karen L. Storms
Strategic Planning Director Eric Dabney	Deputy City Clerk Julie A. Shields
Parks & Recreation Director Michael Henley	

WELCOME

Mayor Michael L. Montandon

VERIFICATION

Eileen M. Sevigny, CMC
City Clerk

INVOCATION

Father Krier
St. Joseph's Catholic Church

PLEDGE OF ALLEGIANCE

Steven Crafford and Ryan Jones
Boy Scout Troop No. 138

COUNCIL RECOGNITION

- ★ *Recognition of Don Gibbons for his continuing efforts to make North Las Vegas a Community of Choice and for his tireless work in the neighborhoods reporting citizen concerns.*

ACTION: PRESENTATION MADE

AGENDA

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

ACTION: APPROVED AS AMENDED; ITEM NO. 6 CONTINUED TO FEBRUARY 4, 2004. ITEM NOS. 11 AND 12 WITHDRAWN WITHOUT PREJUDICE

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

13. APPROVAL OF PRIVILEGED LICENSES:

BUSINESS NAME

LICENSE TYPE

ACTIVITY

NEW LIQUOR

1. OB Sports Golf Management, LLC
OB Sports Inc., Majority Owner

DBA: Aliante Golf Club
3100 W Elkhorn Ave
North Las Vegas, Nevada

LIQUOR

General On Sale And
Golf Course Beer & Wine On Sale

Police Investigations Completed

CHANGE IN LIQUOR - UPGRADE FROM BEER & WINE OFF SALE TO PACKAGE LIQUOR

2. Hakim Enterprises
Sara Hakim, Pres.
DBA: Carey Mini Mart
1504 W Carey Ave
North Las Vegas, Nevada
- LIQUOR
- Packaged Liquor Sales
Within Convenience Store
- Updated Police Investigations Completed

CHANGE OWNER- LIQUOR

3. Vergiels Enterprises, LLC
John, Jack & Robert Vergiels, (Members)
DBA: Liquor Outlet (The)
4410 W Craig Rd
North Las Vegas, Nevada
- LIQUOR
- Packaged Liquor Store
- Police Investigations Completed
Formerly: Katie's (Town Pump Inc, Robert Darrall, Pres)

NEW LIQUOR & GAMING

4. Rebel Oil Co, Inc
Jack Cason, Pres.
DBA: Rebel #89
2025 Las Vegas Blvd N
North Las Vegas, Nevada
- LIQUOR
- Beer & Wine Off Sale
Within Convenience Store
- Police Investigations Completed
Pending Final Building & Fire Inspection Approvals
5. Rebel Oil Co, Inc
Jack Cason, Pres.
DBA: Rebel Slots Inc
2200 S Highland Dr
Las Vegas, Nevada
- GAMING
- (7) Slot Machines Within
Slot Route Operator
Rebel #89 Convenience Store
State #16442-01
- Pending State Gaming Commission Approval Scheduled for 01/22/04
6. R Win, LLC
Ronald W Winchell, Manager/Member
DBA: Winchell's Pub & Grill
5445 Simmons St, Bldg 11
North Las Vegas, Nevada
- LIQUOR
GAMING
- General On/Off Sale
(15) Slot Machines
- Police Investigations Completed
State Gaming Commission Approved 10/23/03
Pending Final Building & Fire Inspection Approvals

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

14. **APPROVAL OF THE ACQUISITION OF WINDSOR PARK PROPERTY, APN 139-17-810-015, LOCATED AT 2417 CARTIER AVENUE FROM THE SECRETARY OF VETERANS AFFAIRS IN THE AMOUNT OF \$1 PLUS CLOSING COSTS AND THE COST OF DEMOLITION. (CNLV CONTRACT NO. C-5555)**

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

15. **APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH RICHMOND AMERICAN HOMES FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT CRAIG ROAD AND SCOTT ROBINSON BOULEVARD IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$4,919 AND ALEXANDER ROAD AND SCOTT ROBINSON BOULEVARD IN THE AMOUNT OF 2.1% OF THE TOTAL COST OR \$10,331 FOR THE MERIDIAN HILLS RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF ALEXANDER ROAD AND SCOTT ROBINSON BOULEVARD.**

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

16. APPROVAL OF CASH PAYMENT IN LIEU OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH REAL HOMES, A DIVISION OF CENTEX HOMES FOR THEIR SHARE OF THE COST OF LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNALS AT ANN ROAD AND COMMERCE STREET IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$4,919, WASHBURN ROAD AND COMMERCE STREET IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$5,313, LONE MOUNTAIN ROAD AND COMMERCE STREET IN THE AMOUNT OF 2% OF THE TOTAL COST OR \$12,394, AND LONE MOUNTAIN ROAD AND NORTH 5TH STREET IN THE AMOUNT OF 1% OF THE TOTAL COST OR \$4,218 FOR THE COMMERCE/VERDE RESIDENTIAL DEVELOPMENT, BOUNDED BY ROSADA WAY, COMMERCE STREET, CONWAY STREET, LAMADRE WAY AND VERDE WAY.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

17. APPROVAL OF TRAFFIC CONTROL IMPROVEMENT COST PARTICIPATION AGREEMENT WITH PECOS CENTENNIAL, LLC TO PROVIDE FOR A PORTION OF THE COST OF TRAFFIC SIGNAL AND LIGHTING INSTALLATION, STREET NAME SIGNS, AND TRAFFIC SIGNS AT CENTENNIAL PARKWAY AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF 3.5% OF THE TOTAL COST OR \$17,218, CENTENNIAL PARKWAY AND PECOS ROAD IN THE APPROXIMATE AMOUNT OF 4.5% OF THE TOTAL COST OR \$23,934, CENTENNIAL PARKWAY AND WALNUT ROAD IN THE APPROXIMATE AMOUNT OF 3.1% OF THE TOTAL COST OR \$17,787, TROPICAL PARKWAY AND LOSEE ROAD IN THE APPROXIMATE AMOUNT OF 2% OF THE TOTAL COST OR \$11,476, AND TROPICAL PARKWAY AND PECOS ROAD IN THE APPROXIMATE AMOUNT OF 1.8% OF THE TOTAL COST OR \$8,199 FOR THE PECOS PARK DEVELOPMENT BOUNDED BY PECOS ROAD, CENTENNIAL PARKWAY, TROPICAL PARKWAY AND WALNUT ROAD. (CNLV CONTRACT NO. C-5556)

ACTION: APPROVED

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

18. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-55-03, LAKE RIDGE APARTMENTS; AN APPLICATION SUBMITTED BY GSL PROPERTIES, INC., ON BEHALF OF CENTENNIAL PARKWAY-COMMERCE, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF RESORT COMMERCIAL TO HDR, HIGH DENSITY RESIDENTIAL ON PROPERTY GENERALLY LOCATED SOUTH OF CAREY AVENUE APPROXIMATELY 712 FEET WEST OF ALLEN LANE. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 19, ZN-100-03 AND ITEM NO. 20, SPR-23-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

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

19. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-100-03, LAKE RIDGE APARTMENTS; AN APPLICATION SUBMITTED BY GSL PROPERTIES, INC., ON BEHALF OF CENTENNIAL PARKWAY-COMMERCE, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-2 GENERAL INDUSTRIAL DISTRICT TO AN R-4 HIGH DENSITY RESIDENTIAL DISTRICT ON**

PROPERTY GENERALLY LOCATED SOUTH OF CAREY AVENUE APPROXIMATELY 712 FEET WEST OF ALLEN LANE. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 18, AMP-55-03 AND ITEM NO. 20, SPR-23-03)

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

20. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY SPR-23-03, LAKE RIDGE APARTMENTS; AN APPLICATION SUBMITTED BY GSL PROPERTIES, INC. ON BEHALF OF CENTENNIAL PARKWAY-COMMERCE, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2, GENERAL INDUSTRIAL DISTRICT, PROPOSED R-4 HIGH DENSITY RESIDENTIAL DISTRICT FOR A 384 UNIT APARTMENT COMPLEX ON PROPERTY GENERALLY LOCATED SOUTH OF CAREY AVENUE APPROXIMATELY 712 FEET WEST OF ALLEN LANE. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 18, AMP-55-03 AND ITEM NO. 19, ZN-100-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

21. **AMP-56-03, LAMB & TROPICAL; AN APPLICATION, SUBMITTED BY UNLIMITED HOLDINGS ON BEHALF OF LORENE M. JIMMERSON REVOCABLE TRUST, JAMES JIMMERSON, TRUSTEE, 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 REGIONAL COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND AZURE AVENUE. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 22, ZN-101-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

22. **APPEAL, SUBMITTED BY GEORGE GARCIA ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-101-03, LAMB & TROPICAL; AN APPLICATION SUBMITTED BY GEORGE GARCIA, REPRESENTING UNLIMITED HOLDINGS ON BEHALF OF LORENE M. JIMMERSON REVOCABLE TRUST, JAMES JIMMERSON, TRUSTEE, PROPERTY OWNER, TO CHANGE THE CURRENT ZONING FROM M-2, GENERAL INDUSTRIAL TO C-2, GENERAL COMMERCIAL ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAMB BOULEVARD AND AZURE AVENUE. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 21, AMP-56-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

23. **AMP-58-03, NORTHSTAR ESTATES; AN APPLICATION SUBMITTED BY STANPARK HOMES ON BEHALF OF THE LIED FOUNDATION TRUST, CHRISTINA HIXSON, TRUSTEE, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE A PORTION OF SAN MIGUEL AVENUE COMMENCING AT MARTIN LUTHER KING BOULEVARD AND PROCEEDING EAST APPROXIMATELY 1,175 FEET. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 31, ORDINANCE NO. 1911, ZN-103-03 AND ITEM NO. 32, ORDINANCE NO. 1912, ZN-104-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

24. **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. (SET PUBLIC HEARING FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 33, ORDINANCE NO. 1913, ZN-107-03)**

ACTION: SET PUBLIC HEARING FOR DECEMBER 17, 2003

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

BUSINESS

25. **FDP-23-03, CHEYENNE MARKET PLACE; AN APPLICATION, SUBMITTED BY CHEYENNE MARKET PLACE, LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF A SHOPPING CENTER WITH RETAIL, OFFICE AND LIMITED WAREHOUSING USES TOTALING 133,193 SQUARE FEET ON PROPERTY LOCATED AT 1370 WEST CHEYENNE AVENUE.**

Acting Development Services Director Steve Baxter stated this item was originally approved in the form of a Planned Unit Development (PUD) approximately one year ago and a condition of approval was the final development plan would be brought before Council. The applicant appeared before the Planning Commission, who recommended approval. The development plans were consistent with the design guidelines of the City.

George Garcia, 1711 Whitney Mesa Drive, Henderson, represented the property owner and concurred with the Planning Commission's recommendations.

ACTION: APPROVED

MOTION: Councilman Buck

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

26. **APPROVAL TO APPLY FOR AND ACCEPT TWO GRANTS FROM THE SOUTHERN NEVADA WATER AUTHORITY IN THE AMOUNT OF \$80,498 (\$65,134 FOR THE CHEYENNE SPORTS COMPLEX AND \$12,364 FOR THE NEIGHBORHOOD RECREATION CENTER) TO BE USED TO REMOVE TURF GRASSES AND INSTALL LOW WATER USE LANDSCAPING WHICH WOULD SAVE APPROXIMATELY 165,000 GALLONS OF WATER ANNUALLY FOR A COST SAVINGS OF APPROXIMATELY \$450 ANNUALLY.**

ACTION: APPROVED

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

**27. APPROVAL TO AMEND THE 2003-2004 STAFFING PATTERN AS FOLLOWS:
(ALL STAFFING PATTERN CHANGES WILL BE PROCESSED WHEN ADMINISTRATIVELY
FEASIBLE)**

DEVELOPMENT SERVICES DEPARTMENT
Building Safety - Administration

Reclassify one (1) Executive Secretary TA 16 to Office Supervisor TS 18

POLICE DEPARTMENT
Investigation

Add one (1) Victim Witness Advocate APT 18

ACTION: APPROVED

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

**28. APPROVAL TO AWARD BID NO. 1142 TO DESERT DODGE IN THE AMOUNT
OF \$60,630 FOR THE PURCHASE OF TWO WALK-IN CARGO VANS, ONE FOR
THE POLICE DEPARTMENT CRIME PREVENTION BUREAU AND ONE FOR
THE ID BUREAU AND REJECT THE BIDS OF FORD COUNTRY AND KEN
GARFF AS BEING NON-RESPONSIVE.**

ACTION: APPROVED

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

29. APPROVAL OF FIRST SUPPLEMENTAL INTERLOCAL CONTRACT - LAS VEGAS WASH - LOSEE ROAD, NLV.15.B.03, CHANGING THE FUNDING SOURCE FROM THE CITY OF NORTH LAS VEGAS TO THE CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT AND PROVIDING FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS INCURRED BY THE CITY SINCE FEBRUARY 2003. (CNLV CONTRACT NO. C-5419)

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

30. APPROVAL OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH CARTER & BURGESS, INC. FOR THE LAMB BOULEVARD IMPROVEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$1,160,399 (\$890,733 REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA FUNDS AND \$269,666 CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT FUNDS) FOR PRELIMINARY ENGINEERING, FINAL DESIGN, BID PHASE AND CONSTRUCTION MANAGEMENT SUPPORT SERVICES. (CNLV CONTRACT NO. C-5557)

ACTION: APPROVED

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

ORDINANCES

INTRODUCTION ONLY

31. ORDINANCE NO. 1911; 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 11.14± ACRES THEREIN FROM AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT, ZN-103-03, NORTHSTAR ESTATES, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 23, AMP-58-03 AND ITEM NO. 32, ORDINANCE NO. 1912, ZN-104-03)

Ordinance No. 1911 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 11.14± ACRES THEREIN FROM AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT, ZN-103-03, NORTHSTAR ESTATES, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF MARTIN LUTHER KING BOULEVARD AND ALEXANDER ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION DECEMBER 17, 2003

32. **ORDINANCE NO. 1912; 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 4.24± ACRES THEREIN FROM AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-104-03, NORTHSTAR ESTATES, FOR PROPERTY LOCATED EAST OF MARTIN LUTHER KING BOULEVARD APPROXIMATELY 760 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 23, AMP-58-03 AND ITEM NO. 31, ORDINANCE NO. 1911, ZN-103-03)**

Ordinance No. 1912 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 4.24± ACRES THEREIN FROM AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-104-03, NORTHSTAR ESTATES, FOR PROPERTY LOCATED EAST OF MARTIN LUTHER KING BOULEVARD APPROXIMATELY 760 FEET SOUTH OF CRAIG ROAD AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION DECEMBER 17, 2003

33. **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. (SET FINAL ACTION FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 24, AMP-60-03)**

Ordinance No. 1913 as introduced by the City Clerk:

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

ACTION: SET FINAL ACTION DECEMBER 17, 2003

34. **ORDINANCE NO. 1914; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN ALIANTE, ZN-105-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 35, ORDINANCE NO. 1915, ZN-106-03)**

Ordinance 1914 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN ALIANTE, ZN-105-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION DECEMBER 17, 2003

35. **ORDINANCE NO. 1915; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN ALIANTE, ZN-106-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (SET FINAL ACTION FOR DECEMBER 17, 2003) (ASSOCIATED ITEM NO. 34, ORDINANCE NO. 1914, ZN-105-03)**

Ordinance No. 1915 as introduced by the City Clerk:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN ALIANTE, ZN-106-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: SET FINAL ACTION DECEMBER 17, 2003

ORDINANCES

FINAL ACTION

36. **ORDINANCE NO. 1892; 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 5.17 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-73-03, GLENBROOK PLAZA, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 4, AMP-59-03)**

Ordinance No. 1892 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 5.17 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-73-03, GLENBROOK PLAZA, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

37. **ORDINANCE NO. 1893; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-78-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 38 THROUGH NO. 52)**

Ordinance No. 1893 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY

LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-78-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 38 THROUGH NO. 52)

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

38. **ORDINANCE NO. 1894; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-79-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1894 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-79-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

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

39. ORDINANCE NO. 1895; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-81-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)

Ordinance No. 1895 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-81-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

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

40. ORDINANCE NO. 1896; AN ORDINANCE RELATED TO ZONING; AMENDING

SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-82-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)

Ordinance No. 1896 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-82-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

41. **ORDINANCE NO. 1897; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-83-03,**

NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)

Ordinance No. 1897 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-83-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

42. **ORDINANCE NO. 1898; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-84-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1898 as introduced by the City Manager:

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

CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-84-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Councilman Buck

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

NAYS: None

ABSTAIN: None

43. **ORDINANCE NO. 1899; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-86-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1899 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF

ALIANTE, ZN-86-03, NORTH VALLEY ENTERPRISES,
LLC, AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

44. **ORDINANCE NO. 1900; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-87-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1900 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING
SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE
CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY
RECLASSIFYING A CERTAIN PROPERTY THEREIN
FROM A MASTER PLANNED COMMUNITY DISTRICT
TO A SINGLE-FAMILY RESIDENTIAL MASTER
PLANNED COMMUNITY DISTRICT FOR PROPERTY
LOCATED IN THE FAMILY VILLAGE AREA OF
ALIANTE, ZN-87-03, NORTH VALLEY ENTERPRISES,
LLC, AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

45. ORDINANCE NO. 1901; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-88-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)

Ordinance No. 1901 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-88-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

46. ORDINANCE NO. 1902; AN ORDINANCE RELATED TO ZONING; AMENDING

SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-89-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)

Ordinance No. 1902 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-89-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

47. **ORDINANCE NO. 1903; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-90-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37**

THROUGH NO. 52)

Ordinance No. 1903 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-90-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

48. **ORDINANCE NO. 1904; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-91-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1904 as introduced by the City Manager:

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

CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-91-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

49. **ORDINANCE NO. 1905; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-92-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1905 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF

ALIANTE, ZN-92-03, NORTH VALLEY ENTERPRISES,
LLC, AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

50. **ORDINANCE NO. 1906; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE FAMILY VILLAGE AREA OF ALIANTE, ZN-95-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1906 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING
SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE
CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY
RECLASSIFYING A CERTAIN PROPERTY THEREIN
FROM A MASTER PLANNED COMMUNITY DISTRICT
TO A SINGLE-FAMILY RESIDENTIAL MASTER
PLANNED COMMUNITY DISTRICT FOR PROPERTY
LOCATED IN THE FAMILY VILLAGE AREA OF
ALIANTE, ZN-95-03, NORTH VALLEY ENTERPRISES,
LLC, AND PROVIDING FOR OTHER MATTERS
PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

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

51. **ORDINANCE NO. 1907; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE ACTIVE ADULT AREA OF ALIANTE, ZN-96-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 52)**

Ordinance No. 1907 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE ACTIVE ADULT AREA OF ALIANTE, ZN-96-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED
MOTION: Councilwoman Smith
SECOND: Mayor Pro Tempore Robinson
AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason
NAYS: None

ABSTAIN: None

52. **ORDINANCE NO. 1908; AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE ACTIVE ADULT AREA OF ALIANTE, ZN-97-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 37 THROUGH NO. 51)**

Ordinance No. 1908 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM A MASTER PLANNED COMMUNITY DISTRICT TO A SINGLE-FAMILY RESIDENTIAL MASTER PLANNED COMMUNITY DISTRICT FOR PROPERTY LOCATED IN THE ACTIVE ADULT AREA OF ALIANTE, ZN-97-03, NORTH VALLEY ENTERPRISES, LLC, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

Mayor Montandon acknowledged and thanked Staff for their diligence in negotiations with North Valley Enterprises. He stated the residential segment of this master plan was close to finalization and included 6,300 residential units.

PUBLIC HEARINGS - 6:30 P.M.

2. **VAC-19-03, CRAIG AND COLEMAN; AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF MATONOVICH FAMILY TRUST, ET AL, PROPERTY OWNER, FOR A VACATION OF A PORTION OF FUSELIER DRIVE AND APPROXIMATELY 300 FEET OF A PUBLIC UTILITY EASEMENT COMMENCING NORTH OF SAN MIGUEL AVENUE AND PROCEEDING NORTH APPROXIMATELY 646 FEET ON FUSELIER DRIVE.**

Mayor Montandon opened the Public Hearing.

Associate Director Laural Gubler stated Public Works had no objection to this application. He referenced Condition No. 4 which required the retention of an easement for Sprint. He recommended the new easement follow the alignment of the new streets, rather than retain the existing easement on the street that would be vacated.

Dean Rasmussen, 3068 East Sunset Road, Las Vegas, concurred with Staff and the Planning Commission and requested Condition No. 4 be modified to provide an easement for Sprint.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED AS AMENDED SUBJECT TO THE FOLLOWING FOUR CONDITIONS:

1. The vacation is to record concurrent with the final map.
2. The property owner will need to relinquish the Nevada Power Company easement.
3. The developer will be responsible for relocating and replacing the power poles underground.
4. An easement will be retained for Sprint, over, across, and under the east 10.00 feet of Fuselier Drive, together with reasonable rights of ingress thereto and egress therefrom, and will follow the alignment for the new street.

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None
ABSTAIN: None

3. **AMP-50-03, NELSON RANCH; AN APPLICATION SUBMITTED BY CENTEX HOMES ON BEHALF OF WATERFALL, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REMOVE 2,688 FEET OF RACEL STREET FROM AVIARY WAY TO ALIANTE PARKWAY AND TO REMOVE 2,698 FEET OF WILLIS STREET FROM GRAND TETON DRIVE TO HORSE DRIVE.**

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Baxter stated Racel and Willis Streets were part of a 160-acre, single-family, master planned community located northwest of Aliante. The Planning Commission recommended approval.

Dean Rasmussen, 3068 East Sunset Road, Las Vegas, reviewed the site map for the above amendment to the master plan and stated there would be a 12-acre park and traffic calming devices.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Councilwoman Smith

SECOND: Mayor Pro Tempore Robinson

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

NAYS: None

ABSTAIN: None

4. **AMP-59-03, GLENBROOK PLAZA; AN APPLICATION SUBMITTED BY UNLIMITED HOLDINGS ON BEHALF OF THE MINDY SLAVIS FAMILY TRUST, MINDY G. SLAVIS, TRUSTEE, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE**

CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY. (ASSOCIATED ITEM NO. 36, ORDINANCE NO. 1892, ZN-73-03)

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Baxter stated this was a five acre parcel located on Centennial Parkway. The Planning Commission recommended approval.

George Garcia, 1711 Whitney Mesa Drive, Henderson, concurred with Staff and Planning Commission recommendations.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

- 36. ORDINANCE NO. 1892; 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 5.17 ACRES THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-73-03, GLENBROOK PLAZA, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO. (ASSOCIATED ITEM NO. 4, AMP-59-03)**

Ordinance No. 1892 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 5.17 ACRES

THEREIN FROM AN R-E RANCH ESTATES DISTRICT TO A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT, ZN-73-03, GLENBROOK PLAZA, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MCCARRAN STREET AND CENTENNIAL PARKWAY AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

5. UN-58-03, BELTWAY I-15, LLC; AN APPLICATION SUBMITTED BY BELTWAY I-15, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C -2, GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF INTERSTATE 15 AND CHRISTY LANE.

Mayor Montandon opened the Public Hearing.

Acting Development Services Director Baxter stated this billboard was located at the interchange of Interstate Nos. 15 and 215. The billboard met the zoning requirements and the Planning Commission recommended approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented Focus Property Group, who requested Council follow Staff's recommendations.

Councilman Buck asked Acting Development Services Director Baxter if a request for an additional billboard to be placed in this area were made, would the limitation be 750 feet away from the proposed billboard and would it have to be an M-2 or C-1 zone. Acting Development Services Director Baxter stated it would have to be in a C-2 or C-3 zone. Councilwoman Buck referenced the property to the north of the proposed site shown as OL and questioned whether they would be able to place a billboard 750 feet away. Acting Development Services Director Baxter stated the property would have to be rezoned first.

Mayor Montandon closed the Public Hearing.

ACTION: APPROVED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

6. **APPEAL, SUBMITTED BY ROSS BURNETT ON BEHALF OF BUSINESS PROPERTIES GROUP, PROPERTY OWNER, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-78-03, TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF KINGS HILL ROAD AND CRAIG ROAD.**

Mayor Montandon opened the Public Hearing.

Mayor Montandon stated he received a request via letter from the developer to continue this item. He stated the applicant was not present but he had several Request to Speak cards. He advised the citizens they would be given the right to speak, and reminded them he would be making a motion to continue Item No. 6 until February 4, 2004. He further stated this was not a Public Hearing.

Michael Malorino, 603 Spritlake Court, North Las Vegas, stated he was a 27-year civil servant of New York City and was opposed to the placement of a tavern adjacent to a park.

Cliff Wilson, 4026 Hemphill Street, North Las Vegas, conveyed he was opposed to the tavern because of the degree of traffic on Craig Road and the children playing in the park nearby.

Deborah Lewis, 4010 Hemphill Street, North Las Vegas, expressed her objection to the continuance. Neighbors gathered and appeared before Council promptly and she requested an explanation as to why the continuance was granted. She stated residents

did not receive a continuance or a second chance. She conveyed her frustration in returning before Council as a result of continuances. She was notified of the continuance

at 4:30 p.m and stated most people had not returned home from work at this time. She requested residents be given a 10-day notice for continuances.

Ms. Lewis inquired why developers received continuances, and Mayor Montandon stated the business process was continuances could also be requested by Council, the developer or the citizens.

Councilman Buck commented the request for continuance was submitted to Council at 12:30 p.m. this date by the developer who requested the agenda be held in abeyance until the February 4, 2004 meeting. The developer reiterated their recent concern over tavern sites that were addressed during the November 19, 2003 City Council Meeting. Councilman Buck expressed the developers could have realized they may not fit within the perimeters of an approved tavern site.

Ms. Lewis stated the soccer park was located next to the tavern and suggested Council adjust the City code so there was an established distance between a park and a tavern. She further commented 400 feet between a bar and a school was an inadequate distance.

Gail Tominac, 533 Craig Creek Avenue, North Las Vegas, agreed citizens should receive adequate notice of continuances and developers should be required to provide reasonable notice to request a continuance. She opposed the location and requested Council deny the application for a tavern.

Hosenberg Pereira, 3839 Blue Gull Street, North Las Vegas, stated there was a dangerous intersection at the proposed tavern site, with four to six lanes of traffic and a bus stop was nearby. He observed many people who worked swing shift at the casinos left at 4:00 a.m. and stopped at taverns afterward. He described Craig Road as "alcohol alley" in North Las Vegas.

Mayor Montandon expressed his appreciation to those in attendance and apologized for the inconvenience in returning February 4, 2004.

Councilwoman Smith recommended those who spoke on Item No. 6 this evening be notified should Council receive a request for continuance in February, and Mayor Montandon concurred.

ACTION: CONTINUED TO FEBRUARY 4, 2004

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

7. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY AMP-36-03, LA MADRE COURT; AN APPLICATION SUBMITTED BY D.R. HORTON, INC. ON BEHALF OF DAVID R. BELDING, PROPERTY OWNER, TO CHANGE THE COMPREHENSIVE PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL AND OFFICE TO MDR MEDIUM DENSITY RESIDENTIAL, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF LA MADRE WAY AND CAMINO AL NORTE. (CONTINUED OCTOBER 15, 2003) (ASSOCIATED ITEM NO. 8, ZN-49-03 AND ITEM NO. 9, T-1009)**

Acting Development Services Director Baxter stated the original application was for 69 three-plexes. The applicant requested to amend the comprehensive plan and staff agreed with the concept. The Planning Commission recommended denial of the three-plexes.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented D. R. Horton, and arrived at a compromise with the residents during a recent neighborhood meeting. The current proposal was for single story, patio homes, and 125 units. He requested Item Nos. 7, 8, and 9 be returned to the Planning Commission and asked those items be fast tracked to the Planning Commission and Council.

Mayor Montandon asked City Attorney McGowan whether Item Nos. 7, 8, and 9 could be voted upon in one or separate motions to be referred back to the Planning Commission. City Attorney McGowan stated voting could be done in one motion. Mayor Montandon directed Staff to fast track those items onto the earliest Planning Commission agenda possible.

ACTION: REFERRED BACK TO THE PLANNING COMMISSION; APPLICATION TO BE FAST TRACKED

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

8. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY ZN-49-03, LA MADRE COURT; AN APPLICATION SUBMITTED BY D.R. HORTON, INC. ON BEHALF OF DAVID R. BELDING, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 207 CONDOMINIUM DWELLING UNITS ON 19.78± ACRES LOCATED AT THE NORTHWEST CORNER OF LA MADRE WAY AND CAMINO AL NORTE. (CONTINUED OCTOBER 15, 2003) (ASSOCIATED ITEM NO. 7, AMP-36-03 AND ITEM NO. 9, T-1009)**

ACTION: REFERRED BACK TO THE PLANNING COMMISSION; APPLICATION TO BE FAST TRACKED

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

9. **APPEAL, SUBMITTED BY ROBERT GRONAUER OF KUMMER KAEMPFER BONNER & RENSHAW ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY T-1009, LA MADRE COURT; AN APPLICATION SUBMITTED BY D.R. HORTON, INC. ON BEHALF OF DAVID R. BELDING, PROPERTY OWNER, FOR A TENTATIVE MAP REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 207 CONDOMINIUM DWELLING UNITS ON PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LA MADRE WAY AND CAMINO AL NORTE. (CONTINUED OCTOBER 15, 2003) (ASSOCIATED ITEM NO. 7, AMP-36-03 AND ITEM NO. 8, ZN-49-03)**

ACTION: REFERRED BACK TO THE PLANNING COMMISSION; APPLICATION TO BE FAST TRACKED

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

10. **APPEAL, SUBMITTED BY JIM STUBLER, CITY OF NORTH LAS VEGAS FIRE CHIEF, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-22-03, CHEYENNE STREET TAVERN; AN APPLICATION SUBMITTED BY TONY AND LOUISA CHOW, ET AL, PROPERTY OWNERS, FOR A USE PERMIT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN IN AN M-2 GENERAL INDUSTRIAL DISTRICT ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CHEYENNE AVENUE AND ENGLESTAD STREET. (CONTINUED NOVEMBER 19, 2003)**

Acting Development Services Director Baxter stated the extension of time request was appealed by Fire Chief Stubler due to the close proximity of schools and there was not a signalized intersection at this location. There were also traffic concerns. The Planning Commission recommended approval.

Bill Curran, Curran and Parry, 300 South Fourth Street, Las Vegas, appeared on behalf of the applicant. Mr. Curran appeared before Council November 19, 2003 and stated his applicant's position at that time. He requested all documents submitted previously be included and made part of December 3, 2003 City Council Meeting records.

Mr. Curran stated some members of Council had driven past the site and noted a "for sale" sign on the property, leading to the conclusion the application was filed by a land speculator whose intention was to create value on the property. He stated the owners of the property were Tony and Louisa Chow who were not corporate land developers. They saved for and purchased this land, the application was approved by Staff and the Planning Commission, and went forward with trying to develop the tavern. The ordinance allowed six months to build once the use permit was obtained which worked to the disadvantage of the developers or small business owners. The owners tried to find a partner who could access non-conventional financing and listed the property with a broker who attempted to find a partner.

Mr. Curran conveyed it was Council's practice to grant first extensions of time on use permits. It was not possible to bring the project to fruition within six months, and to obtain conventional financing. He reiterated the application was previously approved and nothing had changed since then; the moratorium did not apply to this property as the application was already in the system.

Mayor Montandon stated the traffic issues remained the same since the November 19, 2003.

Johnny Clark, 630 Sari Drive, Las Vegas, stated he was the owner of Scoundrels East

Tavern at Nellis Boulevard and Stewart Avenue. He previously appeared and protested before the Planning Commission concerning the proposed tavern. He stated the Chow's purchased this property August 15, 2003 for \$170,000 and within two months after the tavern license was approved, it was on the market with Realty Excel. On June 6, 2003 the property was listed for sale in the amount of \$650,000.

Mr. Clark contended statistics revealed people drink less on busy streets, so it was better to have a tavern on a busy street. He stated Cheyenne Boulevard and Englestad Street were next to a school with three major exits; one faced south and two faced east. He felt if a vehicle left the tavern at the proposed site, they would pass two of the major exits; if they turned left or continued straight ahead they passed the other exit.

Mr. Clark supported the new Driving Under the Influence (DUI) laws which he felt impacted the distance people would travel to drink. He thought if they drank too much at the proposed tavern site they would drive on Englestad Street to avoid heavy traffic and pass the school where there were children.

Deborah Lewis, 410 Hemphill Street, North Las Vegas, stated her son's school was on Englestad Street and opposed the bar being in close proximity to the school.

Mayor Pro Tempore Robinson stated morality could not be legislated and opposed the bar because he was concerned about the welfare of children, and because of the traffic problems it created on Cheyenne Boulevard. He stated he would not support this item.

Councilwoman Smith maintained it was a difficult decision because this discussion should have been held when the application was originally planned for approval. The decision was more difficult because this was a review for a renewal of a special use permit which was previously approved and Council typically had allowed continuances. The property was now listed "for sale," which altered her perspective. She could not support this action due to the combined factors of the property being listed on the market and the poor location.

Bill Curran, Curran and Parry, 300 South Fourth Street, Las Vegas, stated in rebuttal that he had not measured the distance to Sedway Middle School from the property. He was told by City Staff the distance was 1568 feet and did not think children would be crossing Cheyenne Avenue in this area.

Councilwoman Smith stated the proposed site met the distance requirements but the problem with the intersection was not just with the school, but was also with accessibility. There were no left turns exiting from the proposed area, so people would be compelled to turn right and would pass the school.

Mayor Montandon closed the Public Hearing.

ACTION: UN 22-03 DENIED

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

11. **APPEAL, SUBMITTED BY ANDY COCKELL ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY VN-08-03, TRIPLE SEVEN; AN APPLICATION SUBMITTED BY TRIPLE SEVEN ON BEHALF OF TERRY CRAWFORD, PROPERTY OWNER, FOR VARIANCES TO ALLOW AN OFF-PREMISE SIGN, BILLBOARD, WITH A ZERO FOOT FRONT AND SIDE SETBACK WHERE TEN FEET IS REQUIRED; TO ALLOW A 160 FOOT SEPARATION FROM A RESIDENTIAL ZONE WHERE 300 FEET IS REQUIRED; AND TO ALLOW A 565 FOOT SEPARATION FROM ANOTHER OFF-PREMISE SIGN WHERE 750 FEET IS REQUIRED, IN THE M-2, GENERAL INDUSTRIAL DISTRICT ON PROPERTY LOCATED AT 2409 EAST GOWAN ROAD. (CONTINUED NOVEMBER 19, 2003) (ASSOCIATED ITEM NO. 12, UN-51-03)**

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

12. **APPEAL, SUBMITTED BY ANDY COCKELL ON BEHALF OF THE APPLICANT, OF THE DECISION OF THE PLANNING COMMISSION TO DENY UN-51-03, TRIPLE SEVEN; AN APPLICATION SUBMITTED BY TRIPLE SEVEN ON BEHALF OF TERRY CRAWFORD, PROPERTY OWNER, FOR A USE PERMIT TO ALLOW A 70-FOOT HIGH OFF-PREMISE SIGN, BILLBOARD, IN THE M-2, GENERAL INDUSTRIAL DISTRICT ON PROPERTY LOCATED AT 2409 EAST GOWAN ROAD. (CONTINUED NOVEMBER 19, 2003) (ASSOCIATED ITEM NO. 11, VN-08-03)**

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Councilwoman Smith

SECOND: Councilman Eliason

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

NAYS: None

ABSTAIN: None

With regard to Item No. 10, City Attorney McGowan advised Mayor Montandon the outcome of the decision was the appeal was granted, not denied and asked for clarification of the motion. Mayor Montandon made a motion to re-open Item No. 10.

ACTION: ITEM NO. 10 REOPENED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

10. APPEAL, SUBMITTED BY JIM STUBLER, CITY OF NORTH LAS VEGAS FIRE CHIEF, OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE UN-22-03, CHEYENNE STREET TAVERN; AN APPLICATION SUBMITTED BY TONY AND LOUISA CHOW, ET AL, PROPERTY OWNERS, FOR A USE PERMIT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN IN AN M-2 GENERAL INDUSTRIAL DISTRICT ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF CHEYENNE AVENUE AND ENGLESTAD STREET. (CONTINUED NOVEMBER 19, 2003)

ACTION: PLANNING COMMISSION DECISION OVERTURNED; UN-22-03 DENIED

MOTION: Mayor Montandon

SECOND: Councilwoman Smith

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

NAYS: None
ABSTAIN: None

53. ORDINANCE NO. 1909, ZOA-10-03; AN ORDINANCE RELATED TO ZONING BY AMENDING TITLE 17, SECTION 20.40, SUBSECTION D TO ALLOW AN ATTACHED GUEST HOUSE AS A PERMITTED ACCESSORY USE; AND TO AMEND SUBSECTION F TO DELETE PROVISIONS REQUIRED FOR SIDE LOADING GARAGES, IN AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Ordinance No. 1909 as introduced by the City Manager:

AN ORDINANCE RELATED TO ZONING BY AMENDING TITLE 17, SECTION 20.40, SUBSECTION D TO ALLOW AN ATTACHED GUEST HOUSE AS A PERMITTED ACCESSORY USE; AND TO AMEND SUBSECTION F TO DELETE PROVISIONS REQUIRED FOR SIDE LOADING GARAGES, IN AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Acting Development Services Director Baxter stated this ordinance would allow a guesthouse or car/garage option for development in R-1 zones. This was similar to what was approved in Aliante. This was a casita, or guest house, that was widely used throughout the Valley and would increase the value of the lots in the City of North Las Vegas.

ACTION: PASSED AND ADOPTED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

COUNCIL ITEMS

There were no additional items.

CITY MANAGER'S REPORT

City Manager Rose announced the forthcoming retirement of City Clerk Eileen Sevigny effective January 8, 2004. He commended her outstanding performance and years of dedicated service to the City.

PUBLIC FORUM

Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas stated he contacted Thomas Mitchell of the *Review Journal* to eliminate the usage of "Northtown" in future published articles. Mr. Mitchell responded he would take his suggestion under consideration. Mr. Borgersen suggested Council contact the *Review Journal* concerning this issue and Mayor Montandon advised him the *Review Journal* had been contacted in the past.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 7:14 p.m.

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

APPROVED: January 7, 2004

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

Attest:

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