

**CITY OF NORTH LAS VEGAS
REGULAR REDEVELOPMENT AGENCY MEETING MINUTES**

October 3, 2007

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

5:31 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

PRESENT

Robert L. Eliason, Chairman
Shari Buck, Vice Chairwoman
Michael L. Montandon, Boardmember
Stephanie S. Smith, Boardmember

EXCUSED

William E. Robinson, Boardmember

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Planning and Zoning Manager Marc Jordan
Deputy City Clerk Marie Purcell

WELCOME

Robert L. Eliason, Chairman

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF OCTOBER 3, 2007.

ACTION: APPROVED

MOTION: Boardmember Smith

SECOND: Vice Chairwoman Buck

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith

NAYS: None

ABSTAIN: None

PUBLIC HEARINGS

2. UN-62-07 (LOS VERDES); AN APPLICATION SUBMITTED BY AFTON PACIFIC LLC ON BEHALF OF WALTCO LAS VEGAS, LLC, AND AP-NLV I, LLC, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THROUGH ON PROPERTY LOCATED AT 2665 NORTH LAS VEGAS BOULEVARD.

Planning and Zoning Manager Marc Jordan stated the site plan review for the convenience food restaurant in Shop 1 had been recommended for approval at the previous Redevelopment Meeting. Approval of the special use permit was recommended by Staff and the Planning Commission. Chairwoman Buck asked whether there would be microphones near the residential area, and Manager Jordan stated the drive thru section would be closer to Las Vegas Boulevard, near the commercial area. In addition, a block wall was to be installed and would act as a buffer. Originally, the length of the driveway was a concern, but the applicant, Staff and the Police Department had agreed on conditions for surveillance and lighting. Chairwoman Buck asked for a condition to restrict the presence of microphones and ordering equipment beyond Shop 1.

John Krappman of Afton Pacific LLC, 3150 East Patrick Lane, Las Vegas appeared on behalf of the developer and agreed to the condition. He stated the drive thru area was along Las Vegas Boulevard, in excess of 200 feet from the residential area, and a large building separated it from the homes.

ACTION: APPROVED WITH CONDITION THAT NO MICROPHONES OR ORDERING EQUIPMENT WOULD BE INSTALLED BEYOND SHOP BUILDING 1

MOTION: Boardmember Montandon
SECOND: Boardmember Smith
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith
NAYS: None
ABSTAIN: None

3. **UN-92-07 (CH2M HILL); AN APPLICATION SUBMITTED BY THE CH2M HILL ON BEHALF OF GORDON MARX AND THE MARX FAMILY TRUST, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT TO ALLOW TEMPORARY CONSTRUCTION TRAILERS AT THE SOUTHWEST CORNER OF LAKE MEAD BOULEVARD NORTH AND YALE STREET IN THE REDEVELOPMENT AREA/FOCUS AREA (RA/FA), WITHIN THE DOWNTOWN REDEVELOPMENT AREA.**

Planning and Zoning Manager Jordan explained a special use permit was requested for 40 months for temporary operations of a construction project. He stated Staff and the Planning Commission supported the application and allowed it for 48 months. Vice Chairwoman Buck asked about the traffic impact, and Manager Jordan said it was not expected to be significant.

ACTION: APPROVED

MOTION: Boardmember Montandon
SECOND: Boardmember Smith
AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith
NAYS: None
ABSTAIN: None

4. **UN-98-07 (NEVADA STATE BANK); AN APPLICATION SUBMITTED BY NEVADA STATE BANK FOR A SPECIAL USE PERMIT TO ALLOW A BANK/FINANCIAL INSTITUTION TO BE LOCATED AT 2332 CIVIC CENTER DRIVE, WITHIN THE COMMERCIAL/RETAIL (RA/CR) DISTRICT OF THE DOWNTOWN REDEVELOPMENT AREA. (ASSOCIATED ITEM NO. 5, VN-22-07)**

ACTION: WITHDRAWN

5. **VN-22-07 (NEVADA STATE BANK); AN APPLICATION SUBMITTED BY NEVADA STATE BANK, PROPERTY OWNER, FOR A VARIANCE IN THE REDEVELOPMENT AREA/COMMERCIAL RETAIL (RA/CR) DISTRICT OF THE DOWNTOWN REDEVELOPMENT AREA TO ALLOW A LANDSCAPING SETBACK OF THREE FEET, WHERE TEN FEET IS REQUIRED ON PROPERTY LOCATED AT 2332 CIVIC CENTER DRIVE. (ASSOCIATED ITEM NO. 4, UN-98-07)**

ACTION: WITHDRAWN

CONSENT AGENDA

6. **APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF AUGUST 1, 2007.**

ACTION: APPROVED

MOTION: Boardmember Montandon

SECOND: Boardmember Smith

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith

NAYS: None

ABSTAIN: None

7. **APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF SEPTEMBER 5, 2007.**

ACTION: APPROVED

MOTION: Boardmember Montandon

SECOND: Boardmember Smith

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:44 P.M.

MOTION: Chairman Eliason

SECOND: Boardmember Montandon

AYES: Chairman Eliason, Vice Chairwoman Buck, Boardmembers Montandon and Smith

NAYS: None

ABSTAIN: None

APPROVED: November 7, 2007

/s/Robert L. Eliason
Robert L. Eliason, Chairman

ATTEST:

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