

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

February 7, 2007

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

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRMAN SHARI BUCK

**CALL TO ORDER** 5:32 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**PRESENT**

Robert L. Eliason, Chairman  
Shari Buck, Vice Chairman  
Michael L. Montandon, Board Member  
William E. Robinson, Board Member  
Stephanie S. Smith, Board Member

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
Acting City Attorney Carrie Torrence  
City Clerk Karen L. Storms  
Economic Development Director Mike Majewski  
Planning and Zoning Manager Marc Jordan  
Chief Deputy City Clerk Anita Sheldon

**WELCOME** Robert L. Eliason, Chairman

**VERIFICATION** Karen L. Storms, CMC, City Clerk

**AGENDA**

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF FEBRUARY 7, 2007.**

**ACTION:** APPROVED

MOTION: Board Member Smith  
SECOND: Board Member Robinson  
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,  
Robinson and Smith  
NAYS: None  
ABSTAIN: None

## **PUBLIC HEARINGS**

2. **UN-106-06 (ARCO AM/PM): AN APPLICATION SUBMITTED BY BP WEST COAST PRODUCTS, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS ON PROPERTY LOCATED AT 2000 EAST CHEYENNE AVENUE.**

Planning and Zoning Manager Marc Jordan stated the applicant requested removal of the existing food convenience store and construction of a new store with gas pumps. He stated the applicant had requested two waivers to the Commercial Development Standards and Design Guidelines. The first waiver requested orientation of the building away from the corner and the street front. The second waiver requested a reduction in the landscaping buffer along Cheyenne Avenue and Civic Center Drive from the required 20 feet to about six feet for a portion of both streets.

Manager Jordan stated the Planning Commission recommended approval of both waiver requests, as well as approval of the use permit. He stated Conditions No. 12 and No. 13 had been added at the Planning Commission meeting of December 13, 2006. Condition No. 12 required canary island date palms with a minimum height of 20 feet from the base of the fronds; however, in other areas of redevelopment, date palms had been required, not specifically canary island date palms. Staff recommended the words "canary island" be removed from Condition No. 12, which would give the applicant a choice of species.

**Ken Ballard, 1950 East Warm Springs Road, Las Vegas,** appeared on behalf of the applicant and stated the required variance had been approved at the Redevelopment Agency meeting in November. Subsequently, the Planning Commission recommended approval for the use permit which included the landscaping waivers. He stated the other condition had been to add a two foot median along Civic Center Drive.

Mr. Ballard stated a traffic study had been required to determine the need for a two foot median; therefore, he requested Condition No. 13 be held pending the traffic study.

Mayor Montandon stated canary date palms cost about four times the price of date palms and did not do well in freezing weather; therefore, he felt it would be onerous to require canary date palms.

Chairman Eliason expressed concern about the landscaping reduction to six feet for a portion of both streets. Mr. Ballard stated the landscaping would be reduced to six feet for only about 30 feet on one street and 45 feet on the other street.

Board Member Smith felt a traffic study would bear out the need for the addition of a two foot median; therefore, Condition No. 13 needed to remain. Board Member Buck asked if there was an existing median in place and Mr. Ballard replied there was not.

ACTION: APPROVED AS AMENDED; CONDITION # 12 AMENDED TO READ DATE PALMS WITH A MINIMUM HEIGHT OF 20 FEET TO THE BASE OF THE FRONDS SHALL BE LOCATED 15 FEET ON CENTER ALONG CHEYENNE AVENUE AND CIVIC CENTER DRIVE.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

## BUSINESS

### 3. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF DECEMBER 6, 2006.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Chairman Eliason

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

### 4. SPR-02-07 (SECO ADOBE FOURPLEX); A REQUEST BY JOHN SEDITA, PROPERTY OWNER, FOR THE REDEVELOPMENT AGENCY BOARD'S APPROVAL OF A SITE PLAN REVIEW IN AN R-4, HIGH DENSITY RESIDENTIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW WAIVERS OF THE MULTI-FAMILY DEVELOPMENT STANDARDS FOR A TWO-STORY, FOUR-PLEX ON PROPERTY LOCATED SOUTH OF SECO ADOBE CIRCLE AND APPROXIMATELY 147 FEET EAST OF CIVIC CENTER DRIVE. (ASSOCIATED ITEMS NO. 5, SPR-03-07; NO. 6, SPR-04-07; AND NO. 7, SPR-05-07)

In response to a question from Vice Chairman Buck, Acting City Attorney Carie Torrence stated the item could be withdrawn with prejudice; thereby, the applicant would not be able to return to Council with the same site plan without modifications.

**Mark Connaway, 6875 W. Charleston Boulevard, Las Vegas,** stated withdrawal had been requested because extensive modification would be needed to revise the site plan to the current development code.

Acting City Attorney Torrence stated since the applicant had indicated the site plan would be revised, she recommended allowing the applicant to withdraw without prejudice.

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Board Member Robinson

SECOND: Board Member Montandon

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS:None

ABSTAIN: None

5. **SPR-03-07 (SECO ADOBE FOURPLEX); A REQUEST BY JOHN SEDITA, PROPERTY OWNER, FOR THE REDEVELOPMENT AGENCY BOARD'S APPROVAL OF A SITE PLAN REVIEW IN ANR-4, HIGH DENSITY RESIDENTIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW WAIVERS OF THE MULTI-FAMILY DEVELOPMENT STANDARDS FOR A TWO-STORY, FOUR-PLEX ON PROPERTY LOCATED SOUTH OF SECO ADOBE CIRCLE AND APPROXIMATELY 147 FEET EAST OF CIVIC CENTER DRIVE. (ASSOCIATED ITEMS NO. 4, SPR-02-07; NO. 6, SPR-04-07; AND NO. 7, SPR-05-07)**

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Board Member Robinson

SECOND: Board Member Montandon

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS:None

ABSTAIN: None

6. **SPR-04-07 (SECO ADOBE FOURPLEX); A REQUEST BY JOHN SEDITA, PROPERTY OWNER, FOR THE REDEVELOPMENT AGENCY BOARD'S APPROVAL OF A SITE PLAN REVIEW IN ANR-4, HIGH DENSITY RESIDENTIAL**

**DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW WAIVERS OF THE MULTI-FAMILY DEVELOPMENT STANDARDS FOR A TWO-STORY, FOUR-PLEX ON PROPERTY LOCATED SOUTH OF SECO ADOBE CIRCLE AND APPROXIMATELY 147 FEET EAST OF CIVIC CENTER DRIVE. (ASSOCIATED ITEMS NO. 4, SPR-02-07; NO. 5, SPR-03-07; AND NO. 7, SPR-05-07)**

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Board Member Robinson

SECOND: Board Member Montandon

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

7. **SPR-05-07 (SECO ADOBE FOURPLEX); A REQUEST BY JOHN SEDITA, PROPERTY OWNER, FOR THE REDEVELOPMENT AGENCY BOARD'S APPROVAL OF A SITE PLAN REVIEW IN AN R-4, HIGH DENSITY RESIDENTIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW WAIVERS OF THE MULTI-FAMILY DEVELOPMENT STANDARDS FOR A TWO-STORY, FOUR-PLEX ON PROPERTY LOCATED SOUTH OF SECO ADOBE CIRCLE AND APPROXIMATELY 147 FEET EAST OF CIVIC CENTER DRIVE. (ASSOCIATED ITEMS NO. 4, SPR-02-07; NO. 5, SPR-03-07; AND NO. 6, SPR-04-07)**

ACTION: WITHDRAWN WITHOUT PREJUDICE

MOTION: Board Member Robinson

SECOND: Board Member Montandon

AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon, Robinson and Smith

NAYS: None

ABSTAIN: None

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:42 P.M.

MOTION: Board Member Robinson  
SECOND: Board Member Montandon  
AYES: Chairman Eliason, Vice Chairman Buck, Board Members Montandon,  
Robinson and Smith  
NAYS: None  
ABSTAIN: None

**APPROVED: APRIL 4, 2007**

---

Robert L. Eliason, Chairman

**ATTEST:**

---

Karen L. Storms, CMC, Agency Secretary