

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

November 7, 2007

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

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRWOMAN SHARI BUCK

**CALL TO ORDER**

5:35 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**ROLL CALL**

**PRESENT**

Robert L. Eliason, Chairman  
Shari Buck, Vice Chairwoman  
William E. Robinson, Boardmember  
Stephanie S. Smith, Boardmember

**EXCUSED**

Michael L. Montandon, Boardmember

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen L. Storms  
Economic Development Director Mike Majewski  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender  
Landscape Architect John Jones  
Assistant 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 NOVEMBER 7, 2007.**

ACTION: APPROVED

MOTION: Boardmember Robinson

SECOND: Boardmember Smith

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

NAYS: None

ABSENT: Boardmember Montandon

ABSTAIN: None

**CONSENT AGENDA**

**2. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES OF OCTOBER 3, 2007.**

ACTION: APPROVED

MOTION: Vice Chairwoman Buck

SECOND: Boardmember Robinson

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

NAYS: None

ABSENT: Boardmember Montandon

ABSTAIN: None

**3. UN-102-07 (THE MYSTIC); AN APPLICATION SUBMITTED BY TEMPLETON DEVELOPMENT ON BEHALF OF FORT CHEYENNE HOLDINGS, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW THE EXPANSION OF AN EXISTING**

**GAMING FACILITY (CASINO) ON PROPERTY LOCATED AT 2428 EAST CHEYENNE AVENUE AND WITHIN THE BOUNDARIES OF THE NORTH REDEVELOPMENT AREA. (SET PUBLIC HEARING FOR DECEMBER 5, 2007)**

ACTION: PUBLIC HEARING SET FOR DECEMBER 5, 2007

MOTION: Vice Chairwoman Buck

SECOND: Boardmember Robinson

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

NAYS: None

ABSENT: Boardmember Montandon

ABSTAIN: None

**BUSINESS**

4. **SPR-46-07 (RED BOX-1003 LAKE MEAD); AN APPLICATION SUBMITTED BY RED BOX AUTOMATED RETAIL LLC, ON BEHALF OF MCDONALD'S CORPORATION, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN RA/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW THE INSTALLATION OF A DVD RENTAL KIOSK ADJACENT TO THE EXISTING MCDONALD'S BUILDING LOCATED AT 1003 LAKE MEAD BOULEVARD.**

Planning and Zoning Manager Marc Jordan stated Staff originally did not support the application because they preferred to have the kiosk located inside the 24-hour Chevron Station, however, they now recommended the application with conditions. Boardmember Robinson asked who was responsible if vandalism occurred, and Mr. Jordan responded it was privately owned and the owner was responsible.

**Damian Huggert, Spectrum Design and Engineering, 7351 West Charleston Boulevard, Suite 120, Las Vegas** stated the applicant agreed with all of Staff's recommendations.

Boardmember Smith asked why the kiosk was not located inside the McDonald's. Mr. Huggert explained the business partnership McDonald's had with Red Box was separate from the business partnership McDonald's had with Chevron. Boardmember Smith expressed concern about the kiosk attracting additional traffic to the already-busy corner. Mr. Huggert said the kiosk was small and attached to the McDonald's. It was intended to

attract business from patrons that were already on site. Boardmember Buck noted there was a similar setup at another location she frequented, and she had not seen traffic or lines caused by the addition of the DVD/Rental business.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THAT ALL SIGNAGE ASSOCIATED WITH THIS DVD RENTAL KIOSK (EG. PERMANENT, TEMPORARY AND/OR ACCESSORY) BE SUBJECT TO ADOPTED STANDARDS OUTLINED IN THE ZONING ORDINANCE. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT STAFF.
3. THAT ALL PROPOSED COLORS AND MATERIALS FOR THE SIGN AND STRUCTURE BE IN CONCURRENCE WITH THE EXISTING MCDONALD'S BUILDING ON SITE AND/OR GUIDELINES LISTED IN COMMERCIAL DESIGN STANDARDS, SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING DEPARTMENT STAFF.
4. PROVIDE ADEQUATE LIGHTING AND SECURITY CAMERAS AROUND THE KIOSK, WHICH IS SUBJECTED TO REVIEW AND APPROVAL OF THE NORTH LAS VEGAS POLICE DEPARTMENT.

MOTION: Boardmember Robinson

SECOND: Boardmember Buck

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

NAYS: None

ABSENT: Boardmember Montandon

ABSTAIN: None

5. **DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-211-022 IN THE AMOUNT OF \$195,000 GENERALLY LOCATED NEAR THE CORNER OF LOLA AVENUE AND WHITE STREET, WITHIN THE DOWNTOWN BEAUTIFICATION AREA, ABUTTING THE "LAKE MEAD ISLAND," A PRIMARY ENTRYWAY INTO THE**

**DOWNTOWN COMMERCIAL CORRIDOR.**

Redevelopment Manager Larry Bender stated the appraised price for the single family residence was \$165,000 and \$30,000 was the standard amount allowed for demolition, asbestos removal and other related expenses.

Boardmember Smith asked whether the City owned the property to the south, which could be used for additional parking. Manager Bender said the City planned to attempt to purchase the property, but the current parcel was still useful.

ACTION: ACQUISITION APPROVED

MOTION: Boardmember Robinson

SECOND: Chairman Eliason

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

NAYS: None

ABSENT: Boardmember Montandon

ABSTAIN: None

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

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

**APPROVED: December 5, 2007**

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

**ATTEST:**

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

City Clerk