

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

January 2, 2003

**CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK**

CALL TO ORDER 5:15 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

Executive Director Kurt Fritsch
Assistant City Manager Gregory Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Eileen M. Sevigny
Community Development Director Jacque Risner
Assistant City Clerk Karen Storms

WELCOME Chairman Robert L. Eliason

VERIFICATION Eileen M. Sevigny, CMC, City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JANUARY 2, 2003.**

ACTION: APPROVED

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

**2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES
OF DECEMBER 4, 2002.**

ACTION: APPROVED

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

Board Member Stephanie Smith entered Council Chambers at 5:19 P.M.

BUSINESS

**3. MONTHLY STATUS REPORT ON THE STATUS OF THE REDEVELOPMENT
ADVISORY COMMITTEE.**

Community Development Director Jacque Risner reported on the Redevelopment Advisory Committee update. She said the Committee held their first meeting December 10, 2002. A Chair and Vice Chair had been elected, duties explained and an orientation held. The Committee planned to meet on a quarterly basis. Director Risner stated an update would be presented to the Redevelopment Agency after each quarterly meeting of the Advisory Committee.

Director Risner stated the boundaries for the new Redevelopment Area would be flexible and owners may "opt out." She said Redevelopment funds could be collected by tax revenue and bonds. Those funding sources would create no negative impact on the general fund.

Director Risner reported the Planning Commission would adopt the Resolution to select boundaries at the January 8, 2003 meeting. The Redevelopment Plan time line consisted

of the plan being presented to the Redevelopment Agency and the City Council on February 5, 2003. The Ordinance would be introduced and a Public Hearing set. The Public Hearing would be held on February 19, 2003. Director Risner stated the dates may change in the future but she would do her best to meet the time line as presented to the Redevelopment Agency.

ACTION: PRESENTATION GIVEN

4. UN-79-02 (RALPH'S GROCERY COMPANY); AN APPLICATION SUBMITTED BY RALPH'S GROCERY COMPANY ON BEHALF OF SMITH'S FOOD & DRUG, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT TO ALLOW A SELF-SERVICE FUELING STATION IN CONJUNCTION WITH AN EXISTING FOOD-4-LESS GROCERY STORE ON PROPERTY LOCATED AT 2255 NORTH LAS VEGAS BOULEVARD. (CONTINUED FROM NOVEMBER 6 AND DECEMBER 4, 2002)

Community Development Director Jacque Risner said as a condition of approval Redevelopment Staff recommended upgrading the existing landscaping along the Las Vegas Boulevard, Civic Center Drive, and Hamilton Street frontage by installing Washingtonia hybrid palms at a height of 20 brown trunk feet for every 15 feet around the perimeter of the site. The applicant agreed to the landscaping upgrade. Chairman Eliason asked if all the interior landscaping would be removed. Director Risner said only the landscaping indicated on the islands.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Standard Condition No. 4. That development shall generally conform to the site plan as submitted or as amended herein.
2. Standard Condition No. 10. That subsequent expansion or additions to the use shall be subject to Planning Commissions review and approval.
3. Standard Condition No. 11. That the development shall comply with all applicable codes and ordinances.
4. Standard Condition No. 12. That the use permit is site specific and nontransferable.
5. The applicant shall submit a traffic study update for review and approval.
6. The development shall comply with the Commercial Design Standards, including, but not limited to, all landscaping requirements.

7. The installation of Phoenix Dactylifera (Date Palms) with a height of 10 - 12 brown trunk feet or the installation of Washingtonia hybrid (Hybrid Fan Palm with a height of 20 brown trunk feet. The palm trees shall be spaced 15 feet on center along Las Vegas Boulevard.
8. New landscaped islands shall be provided within the parking lot for every parking row that contains more than 15 parking spaces in a row in accordance with the Commercial Design Standards.
9. The Canopy must comply with the preferred materials outlined within the Commercial Development Standards and Design Guidelines. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete and standard concrete masonry units shall not be used.
10. That the gas canopy be provided with recessed lighting that is directed downward, rather than attached lighting that illuminates outwardly.
11. That speakers, if provided, be located within the gas canopy columns. The speakers shall be manually operated and shall be intended solely for the attendant to communicate with the patron. Music or other continual noise shall be prohibited.
12. The fuel station sign shall be in compliance with all applicable sign requirements.

MOTION: Board Member Montandon

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

5. UN-95-02 (DELILAH DE LA O); AN APPLICATION SUBMITTED BY DELILAH DE LA O, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT TO ALLOW RECONSTRUCTION OF A NON-CONFORMING BUILDING ON PROPERTY LOCATED AT 2019 WEBSTER STREET.

Community Development Director Jacque Risner said the property had been damaged by fire and the applicant could only rebuild through a special use permit. The Staff recommended approval with conditions. Board member Robinson asked if the applicant

agreed to the ten conditions. Director Risner replied the applicant agreed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Standard Condition No. 4. The development shall generally conform to the site plan as submitted or as amended herein.
2. Standard Condition No. 8. That the final site development plan shall be subject to site plan review and approval by staff.
3. Standard Condition No. 11. That the development shall comply with all applicable codes and ordinances.
4. Standard Condition No. 12. That the use permit is site specific and nontransferable.
5. Standard Condition No. 22. That phasing shall be subject to review and approval by staff.
6. Standard Condition No. 27. That technical design comments will be made at the time development plans are submitted.
7. That the existing chain-link fence along the northern property line be replaced with a new six-foot (6.00') decorative block wall designed to match the existing wall section along the western property line. The wall shall be decorative on both sides.
8. The existing chain-link fence along the southern property line be replaced with a new three-foot (3.00') decorative block wall. Three feet (3.00') of wrought-iron may be provided atop the block wall. The wall shall be decorative on both sides.
9. That all new wall sections match the existing wall along the western property line in design, color and materials, with the exception that pilasters be provided for every 25 linear feet and at the ends of the walls.
10. That a minimum five feet (5.00') of landscaping be provided adjacent to the northern property line. In addition to other required landscape materials, the landscape area shall be provided with 24-inch box trees planted not greater than 15 feet on-center.
11. That one six-foot (6.00') landscaped island be provided at each end of all parking rows. In addition to other required landscape materials, the landscaped islands shall be provided with one 24-inch box tree.

12. That the trash enclosure be provided with a roof and solid metal gates designed and painted to match the principal structures. The trash enclosure itself shall be designed to match the development.
13. That the applicant provide a copy of the cross access easement for the adjoining property to the south prior to the issuance of any construction permits. The easement shall also address the rights granted to Republic Services for the purposes of disposing of garbage. (Contact Mary Griego, Real Property Agent, at 633-2087 for additional information).
14. That the existing pole sign be removed. Free-standing signage shall be limited to a monument sign not greater than six feet (6.00') in overall height and the square footage permitted for this zoning district. All sign location requirements set forth in the Zoning Ordinance shall be adhered to.
15. That a minimum five on-site parking stalls be provided. Wheel stops shall be provided for each parking stall.

MOTION: Board Member Robinson

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

Vice Chairman Buck asked about the procedure to appoint two more Committee Members to the Redevelopment Advisory Committee. City Clerk Eileen Sevigny stated the Resolution which set the number of Committee Members would need to be amended from seven to nine. Vice Chairman Buck requested staff bring an amended Resolution to change the number of Committee Members.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:30 P.M.

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

APPROVED: February 5, 2003

Robert L. Eliason, Chairman

ATTEST:

Eileen M. Sevigny, CMC, Agency Secretary