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City of Las Vegas Redevelopment Agency
 Council Chambers • 400 Stewart Avenue
 Phone - 229-6011 [Voice] 386-9108 [TDD]

MINUTES

Meeting of
 AUGUST 20, 2003
 9:00 A.M.

C

(Following the morning session of the City Council Meeting)

Called To Order: 12:08 P.M.
 Adjourned: 12:30 P.M.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN OSCAR B. GOODMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER GARY REESE - VICE-CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER LARRY BROWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER LYNETTE BOGGS McDONALD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MEMBER LAWRENCE WEEKLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MEMBER MICHAEL MACK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MEMBER JANET MONCRIEF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG SELBY, EXECUTIVE DIRECTOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRADFORD R. JERBIC, CITY ATTORNEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARBARA JO RONEMUS, SECRETARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED BY REFERENCE: September 17, 2003

ATTEST:

SECRETARY

CHAIRMAN

17 ✓

City of Las Vegas

REDEVELOPMENT AGENCY MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
WEDNESDAY, AUGUST 20, 2003
9:00 A.M.

(Following Morning Session of the City Council Meeting)

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizen Center, 450 East Bonanza Road
Clark County Government Center, 500 So. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

City of Las Vegas

REDEVELOPMENT AGENCY AGENDA MEETING OF: AUGUST 20, 2003

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIR GOODMAN AT 12:08 P.M.

PRESENT: CHAIR GOODMAN and MEMBERS REESE, BROWN, WEEKLY, and MONCRIEF

EXCUSED: COUNCILMEMBERS L.B. McDONALD and MACK

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(12:08)
2-2438

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER

SUBJECT:

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Amend the city of Las Vegas Downtown Development Plan Map Article V Section 500 (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and to make certain changes including from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Avenue to the south, and to amend Article IX to change the duration of the Plan from 40 to 45 years.

RECOMMENDATION:

Staff recommends that the Agency recommend APPROVAL and send the proposal to the Planning Commission for its report and recommendation, which will then be forwarded to the Legislative Body.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map

MOTION:

REESE – APPROVED as recommended – UNANIMOUS with MACK and L.B. McDONALD excused

MINUTES:

MEMBER GOODMAN declared the Public Hearing open.

REDEVELOPMENT AGENCY MEETING OF AUGUST 20, 2003

Planning & Development

Item 1 - PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS

MINUTES – Continued:

MARGO WHEELER, Deputy Director, Planning and Development, indicated that this matter resulted from the need to amend the City's and the Agency's Redevelopment Plan, which was adopted in 1986, amended in 1988, and in 1992 the Land Use Plan was adopted, which includes the General Plan and the Downtown Redevelopment Plan. There are 32 categories proposed for consolidation into four categories. She noted there are no new lands being added into the Redevelopment Plan Area, nor is any land being deleted, no new project, and no new authority. The only request is to send this matter to the Planning Commission for consideration. This matter is not final action. The Planning Commission is scheduled to consider the matter on 9/11/2003, and then back to the Redevelopment Agency and the City Council tentatively on October 1st.

COUNCILMAN WEEKLY said he appreciated MS. WHEELER gathering some of the concerned citizens for a meeting to explain this matter clearly, especially since this matter terrified many people because they immediately thought about condemnation of their property.

TOM MCGOWAN, Las Vegas resident, asked if a parking study was completed for the new outlet mall. If not, why was the project approved? CITY MANAGER SELBY said the mall believes that peak activity is causing the overloading. The parking area actually has 400 spaces more than the required amount.

PASTOR GARY HART, 316 Madison, Greater St. James Baptist Church, said the he does not understand what is being done with the West Side, especially with the saturation of churches. He requested a town hall meeting at his church so that he can gather all the religious leaders of the area to attend. He also requested appointment to the redevelopment committee so that he can better educate the members of his church and his community. MEMBER REESE indicated that he would be happy to attend any meeting the PASTOR arranges. MEMBER GOODMAN said that not all the members could attend because it would be in violation of the Open Meeting Law; only three members can attend.

MS. WHEELER commented that the Downtown Redevelopment Plan language was written as is because that is included in the existing map and plan. She reiterated that there is no condemnation as part of this plan. Staff is in the process of updating its existing West Las Vegas Plan. A series of meetings will be held to go over that plan. MEMBER WEEKLY stressed that a new zoning plan for West Las Vegas is needed.

REDEVELOPMENT AGENCY MEETING OF AUGUST 20, 2003

Planning & Development

Item 1 - PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS

MINUTES – Continued:

PASTOR HART asked if there is a nuisance abatement law that allows non-profit organizations to acquire blighted properties. MEMBER GOODMAN replied that the City Attorney's office is reviewing that, but it is an urgent matter to the Council members.

BEATRICE TURNER, West Las Vegas resident, said that she was concerned before she came to this meeting about the possibility of condemnation, but MS. WHEELER put her concerns to rest. She encouraged the City to buy out any churches that want to leave West Las Vegas because there are too many there.

AL GALLEG0, citizen of Las Vegas, disagreed with CITY MANAGER SELBY'S response regarding the parking at Chelsea and stated that the problem is that the employees are being forced to park elsewhere, which is costing them time and money. He then said that everyone that lives in the redevelopment area is concerned that their property might be taken away, that is why they do not take care of their property. They feel that they pay taxes for nothing. The residents need the City's commitment that the residential areas are going to remain as they are. MEMBER GOODMAN said that there is no condemnation as part of this plan. MR. GALLEG0 suggested that the City have desert landscaping installed for the homes in the redevelopment area in exchange for the taxes they have to pay.

CARL MADONIC, downtown resident, urged the expansion of the monorail throughout the entire Valley.

TODD FARLOW, 240 N. 19th Street, was disappointed that the Church Neighborhood Association was not included in the redevelopment area. MS. WHEELER stated that notices were inadvertently sent out and a subsequent corrected notice was sent later. She indicated that there are no properties being added or deleted in the project area at this time. She said she would be happy to meet with MR. FARLOW and go over the plan. The area to the east of Hollingsworth is not a part of this, but there are other programs that might help the residents. MR. FARLOW insisted that the area be included.

MEMBER GOODMAN declared the Public Hearing closed.

NOTE: MEMBER WEEKLY directed MS. WHEELER to ensure that proper notification is sent out on this to the affected residents for both the Planning Commission and City Council hearings. MS. WHEELER indicated that there would be a joint public hearing of the City Council and the Redevelopment Agency on October 1st.

REDEVELOPMENT AGENCY MEETING OF AUGUST 20, 2003

Planning & Development

Item 1 - PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION TO AMEND THE CITY OF LAS VEGAS DOWNTOWN DEVELOPMENT PLAN MAP ARTICLE V SECTION 500 (MAP 9) OF THE LAS VEGAS REDEVELOPMENT PLAN TO CONSOLIDATE ALL CATEGORIES, AND TO AMEND ARTICLE IX, DURATION OF THIS PLAN, FROM FORTY (40) YEARS TO FORTY-FIVE (45) YEARS

MINUTES – Continued:

NOTE: MEMBER GOODMAN directed MS. WHEELER to review adding the Church Neighborhood area in the redevelopment plan and to subsequently brief the Council members.

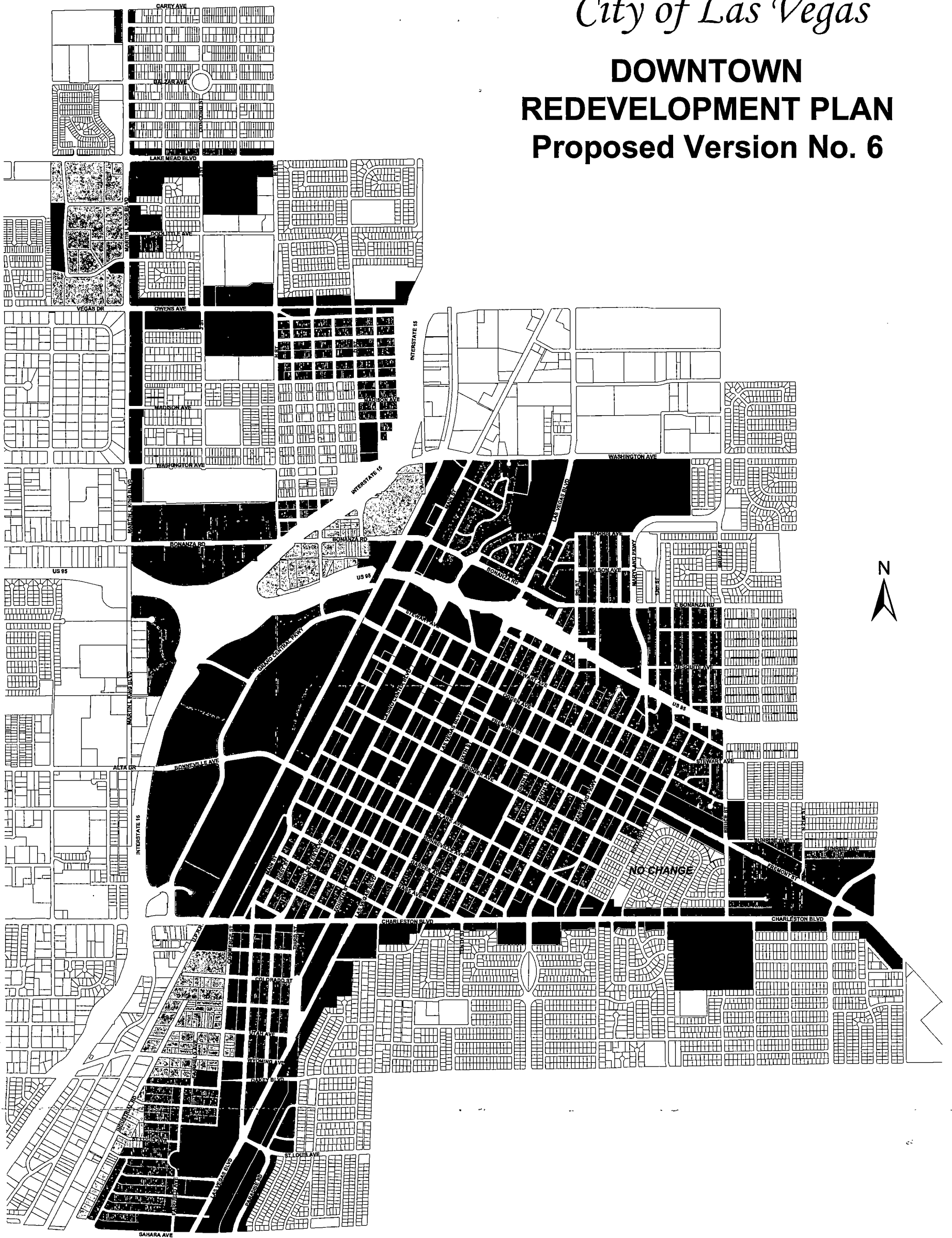
There was no further discussion.

(12:08 – 12:26)

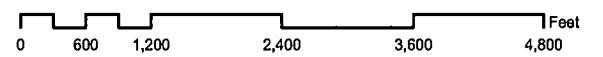
2-2444

City of Las Vegas

DOWNTOWN REDEVELOPMENT PLAN Proposed Version No. 6



- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Commercial (O, SC, GC)
- Industrial (L/I/R)
- Public Facility (PF)
- Assessors Parcels



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
GEOGRAPHIC INFORMATION SYSTEMS
 Planning and Development Dept.
 702-229-6301

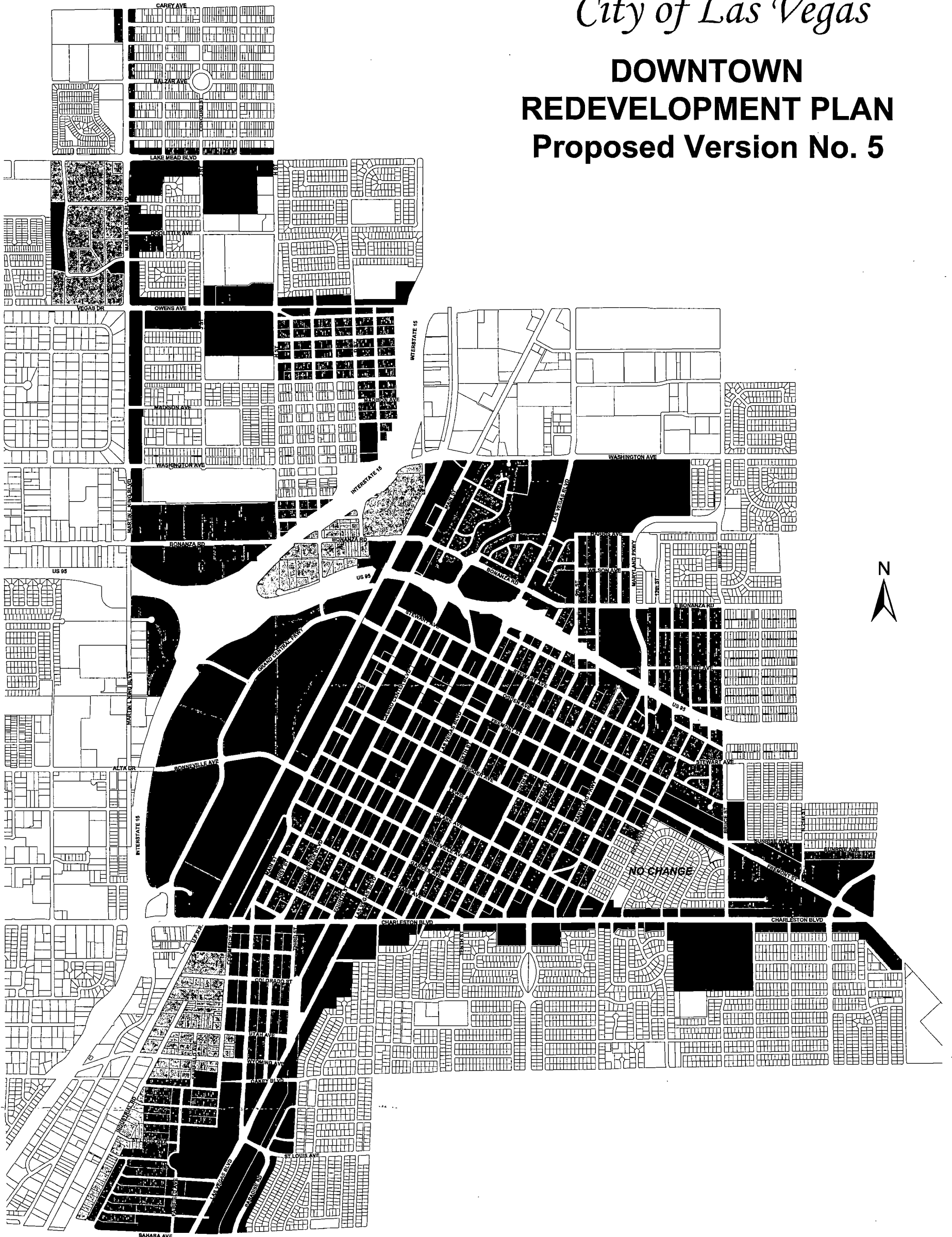







Plotted: Aug. 19, 2003

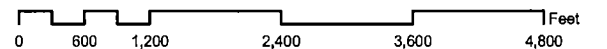
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City of Las Vegas

DOWNTOWN REDEVELOPMENT PLAN Proposed Version No. 5



-  Mixed Use (L, ML, M, H, SC, GC, PF)
-  Commercial (SC, GC)
-  Industrial (LI/R)
-  Public Facility (PF)
-  parcels



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
GEOGRAPHIC INFORMATION SYSTEMS
Planning and Development Dept.
702-229-6301



Plotted: Aug. 13, 2003

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City of Las Vegas

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: AUGUST 20, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: _____

**** CONDITIONS ****

Staff recommends APPROVAL.



**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the city of Las Vegas Downtown Development Plan Map Article V Section 500 (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and to make certain changes, including from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Avenue to the south, and to amend Article IX to change the duration of the Plan from 40 to 45 years.

BACKGROUND DATA

- 03/05/86 The City Council and Redevelopment Agency adopted the Redevelopment Plan
- 02/03/88 City Council and Redevelopment Agency approved amendments to the Redevelopment Plan.
- 04/01/92 City Council and Redevelopment Agency approved amendments to the Redevelopment Plan.
- 10/02/96 City Council and Redevelopment Agency voted on amendments to the Redevelopment Plan.
- 07/24/03 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #12) of the General Plan category changes.

ANALYSIS

The proposal is to convert the 27 existing land use categories into four:

Mixed Use: 1, 2, 3, 5C (part), 10, 11A – B – C, 18A – B – C, 19, 20, 21A – B, 22, 23, 26.

Commercial: 4, 5A – B – C (part) – D, 6, 7, 12A – B, 13, 14, 15, 16, 17, 27

Industrial: 8A – B, 24, 25, 28

Public Facilities: 9A – B

Only currently owned public facilities will be designated as such.

Only one of the 39 current sub-districts allows only residential use (11C – Lexington between Jimmy & Wyatt Avenues) which could accommodate mixed use.

Only one current sub-district is entirely industrial (24 – Industrial Road – Sahara north)

The land use designations would then allow the following:

Mixed Use	L, ML, M, H, SC, GC, PF
Commercial	SC, GC
Industrial	LI/R, GC
Public Facility	PF

As multi-family residential uses are permitted in the C-1 and C-2 zones, the strictly commercial areas are still defacto mixed use.

The existing Downtown Development Plan Implementation Designations map of the Redevelopment Plan was adopted in 1992. It has proven difficult to implement and is inexact in its boundaries.

Maps Title	Legend Future Land Use Map #	Proposed
Low Density Residential	1 L,SC,PF	add: ML, M, H, GC
Medium Density Residential	2 M,PF,SC	add: L, ML, H, GC, PF
Commercial & Medium Density Residential	3 SC,M,PF	add: L, ML, H, GC
Service Commercial	4 SC	add: GC
Residential Serving Service Commercial	5A SC,PF	add: GC
Residential Serving Service Commercial	5B SC,PF	add: GC
Residential Serving Service Commercial	5C SC,H	*
Residential Serving Service Commercial	5D SC	add: GC
Tourist Commercial	6 TC,SC	add: GC (part); L, ML, M, H, PF(part)
LV Blvd Tourist Commercial	7 TC,SC	add: GC
Industrial Employment	8A LI/R,GC	
Industrial Employment	8B LI/R,GC	
Civic	9A PF	
Civic	9B PF	
Neighborhood infill	10 M,H,SC,(GC),TC,P F	add: L, ML
Residential infill	11A ML,L,SC	add: M, H, GC, PF
Residential infill	11B ML,L,SC	add: M, H, GC, PF
Residential infill	11C L	add: ML, L, H, SC, GC, PF
Region Serving Support Business	12A SC	add: GC
Region Serving Support Business	12B SC	add: GC
Region Serving Support Center	13 SC	add: GC
Town Center	14 SC,PF	add: GC; delete PF
Neighborhood Corridor	15 SC,GC,PF	delete PF
Downtown Core	16 SC,GC,TC,PF	delete PF
Office Civic Core	17 GC,SC,PF,(O)	delete PF
Mixed Use	18A GC,TC,SC,M,H,(O)	add: L, ML
Mixed Use	18B GC,SC,M,H	add: L, ML
Mixed Use	18C GC,TC,SC,M,H	add: L, ML
Mixed Use (Inc. Gaming Enterprise Zone)	19 GC,TC,SC,M,H	add: L, ML
Med to High Density Residential/Commercial (Rehab)	20 M,H,SC,GC	
Med to High Density Residential/Commercial (Rehab)	21A M,H,SC	add: L, ML, GC
Med to High Density Residential/Commercial (Rehab)	21B M,H,SC	add: L, ML, GC
Office/Residential Mixed Use	22 SC,GC,H,(O)	add: L, ML, M
High Density Residential/Commercial (Rehab)	23 H,SC,GC	add: L, ML, M (part); LI/R (part)
Industrial (Rehab)	24 LI/R	add: L, ML, M, H, SC, GC, PF (part); GC (part); delete LI/R(part)

Staff Report Page Three
August 20, 2003 Redevelopment Agency Meeting

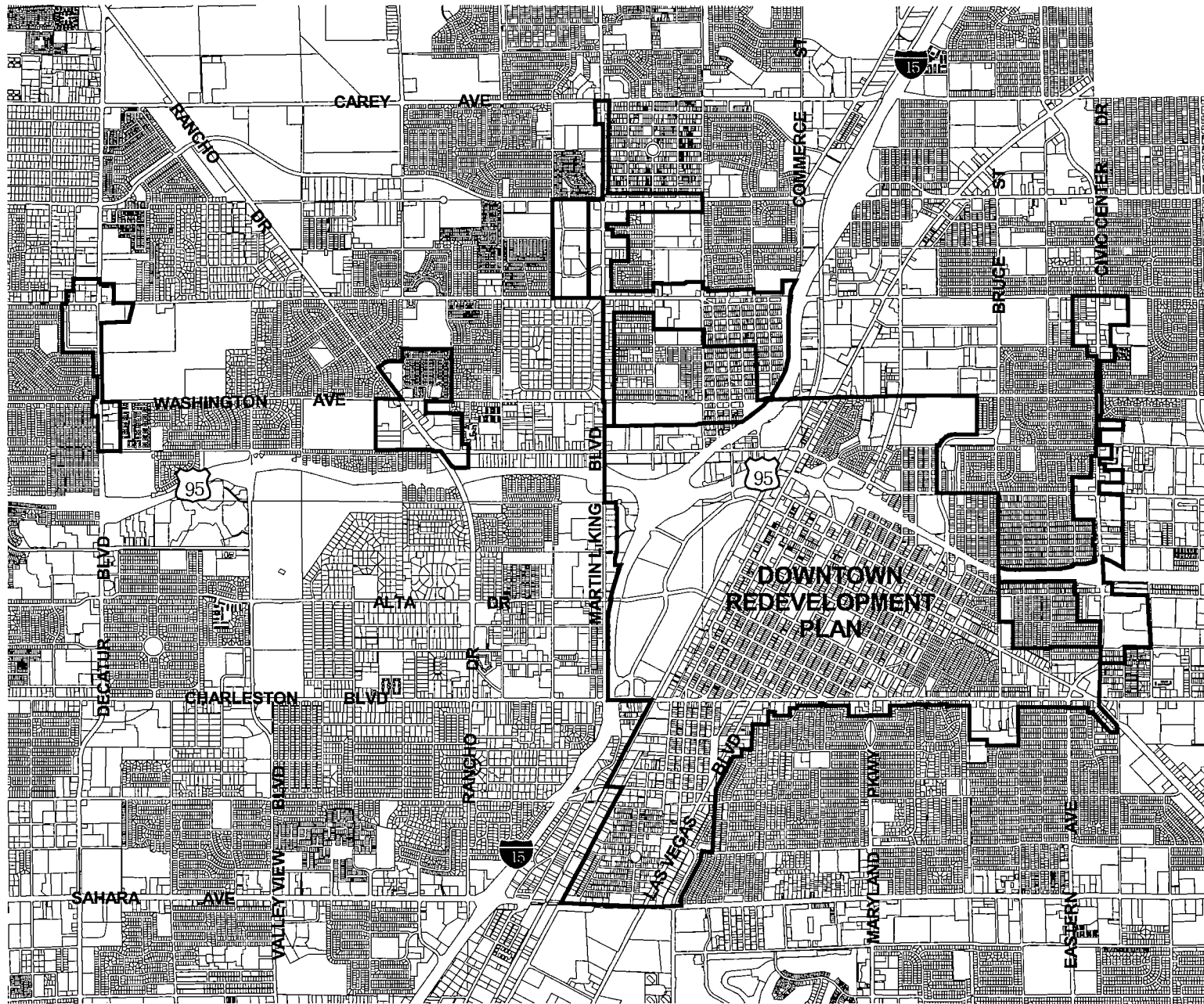
Service Commercial/Industrial (Rehab)	25	SC,GC,LI/R	Add L, ML, M, H, SC, GC, PF (part); GC (part), delete LI/R (part)
Low Density Professional Office Commercial	26	SC	add: L, ML, M, H, GC, PF
Secondary Tourist	27	SC,GC,TC	
Light Industrial	28	LI/R,GC	

* part: L, ML, M, GC, PF
part: GC delete H

NOTICES MAILED 4,246

APPROVALS 0

PROTESTS 0



City of Las Vegas

AGENDA SUMMARY PAGE **REDEVELOPMENT AGENCY MEETING OF: AUGUST 20, 2003**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, commended the City and its emergency operation team for its prepared response to the recent flooding and keeping the public informed, as well as to the volunteers that gave willingly. It was a perfect opportunity to show the public the good side of Las Vegas.

(12:26 – 12:30)

2-3383

THE MEETING ADJOURNED AT 12:30 P.M.

Respectfully submitted:



GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

September 5, 2003


Barbara Jo Ronemus, Secretary