

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

March 3, 2004

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 Dan Tarwater  
City Attorney Sean McGowan  
Acting City Clerk Karen L. Storms  
Community Development Director Jacque Hinchman  
Assistant to the City Manager Brenda Johnson  
Planning Manager Marc Jordan

**WELCOME** Chairman Robert L. Eliason

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

**AGENDA**

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MARCH 3, 2004.**

ACTION: APPROVED

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

## **BUSINESS**

### **2. PRESENTATION BY ED BRONDO, SENIOR LANDSCAPE DESIGNER WITH WRG DESIGN, INC. ON THE PROPOSED GATEWAY MONUMENT SIGNAGE AT THE ENTRYWAYS OF THE NORTH LAS VEGAS REDEVELOPMENT AREAS.**

Ed Brondo, Senior Landscape Designer with WRG Design, Incorporated stated he had been assigned the task of identifying gateway locations for the entrances into the City to potentially locate monument signs. Monument signs would identify the City's entryways in a similar manner as Summerlin. Mr. Brondo stated the Interstate 15 (I-15) and West Lake Mead Boulevard exit would be first.

The monument signage would be approximately seven foot by ten foot and define neighborhoods within the City. Large monument signage would designate business areas and would be approximately seven foot by eighteen foot. Ornate and symbolic brushed aluminum along with concrete and cultured stone would be used for construction. Additional signage locations would include Las Vegas Boulevard and Main Street, Bruce Street and Owens Avenue, Pecos Road at Las Vegas Boulevard and Pecos Road and Cheyenne Avenue. The landscape would consist of a variety of cacti and desert plants. Vandalism was expected to be minimal.

Board Member Montandon stated monument signage defining entry points into the City would be an excellent idea. He expressed concern regarding the materials and details of the monuments. If a monument was vandalized with spray paint, a maintenance person would have the responsibility to clean paint from stone, iron, concrete, and aluminum. He questioned if the complex signage was correct under those conditions. Mr. Brondo stated the signage could be simplified and construction materials could be changed.

Board Member Smith stated the monument signage seemed much too intricate and dark.

Board Member Robinson felt the signage would cost too much.

Vice Chairman Buck stated she liked certain aspects of the monuments but expressed concern with children climbing onto the signage which could cause damage. She suggested Mr. Brondo meet with Assistant to the City Manager, Brenda Johnson, and discuss the signage. Vice Chairman Buck stated she like the signage but felt modifications

could be done which would please all parties.

Staff directed to conduct further research.

Vice Chairman Buck stated she would appreciate if Decatur Boulevard be included with the other monument signage locations. Community Development Director Jacque Hinchman responded the effort to place monument signage would be concentrated to the redevelopment area but Staff intended to bring a proposal for signage for the Decatur Boulevard area before Council in the future.

**3. MONTHLY STATUS REPORT REGARDING THE PROGRESS ON THE EL CENTRO DE LAS VEGAS RETAIL CENTER AND THE CHARLESTON AUTO PARTS AUTOMOTIVE CENTER REDEVELOPMENT PROJECTS.**

Director Hinchman stated the first progress report concerned the El Centro De Las Vegas Retail Center which was a proposed retail center designated for the 12 acre vacant parcel located on the northeast corner of North Las Vegas Boulevard and Belmont Avenue. Developers planned to include neighborhood serving culturally orientated restaurants, a grand central plaza and kiosk vendors. A portion of the project would include retail shops totaling 140,000 square feet with 10,000 square feet of office space geared toward the surrounding neighborhood. Potential anchor tenants would include Gigante Super Mercado, Club Miami concert venue and a party supermarket. Additional pre-lease agreements would be sought.

Sources and uses of fund statements and a ten year Pro-forma statement with audited financial statements had not been provided to the Redevelopment Agency. The Agency had not received evidence of a firm and binding commitment for financing and copies of executed lease agreements. Remaining issues included general "on-sale" liquor/tavern licenses could not be located within 1,500 feet of one another and the Poker Palace Casino was located within that distance. The site could possibly be zoned an overlay entertainment district which would resolve the distance issue. The Redevelopment Agency

would enter into final negotiations with the developer once the appropriate documentation had been received.

Director Hinchman stated the second report concerned the 53 year old Charleston Auto Parts Automotive Center situated at a primary entryway into the City and located on the northwest corner of Main Street and Owens Avenue. The business had submitted a proposal for the 2.32 acre site. The site was in disrepair with dilapidated structures and substandard landscaping and parking in addition to non-conforming signage. The existing 6,612 square foot structure and uses would be removed and redeveloped into an 8,000 square foot aesthetically uniformed structure. The Commercial Facade Upgrade Program would be utilized and the parking lot and landscape updated.

Director Hinchman stated the final project would conform with the goals and objectives of the Redevelopment Plan and a small amount of redevelopment funds would be used. A successful private and public partnership would be formed between the City and the business. Plans had been submitted with the project to be completed in two phases within 18 months and the Developmental Services Department would provide final approval of the proposed plan.

The economic impacts of the El Centro De Las Vegas shopping plaza and the redevelopment of the Charleston Auto Parts business would generate new employment opportunities, increase retail sales and bank deposits and enhance retail/service choices along the North Las Vegas Boulevard corridor. A portion of environmental deficiencies and blight in the Redevelopment area would be eliminated. Additional tax revenue would be expected.

Chairman Eliason questioned if the nearby corner site would be included. Director Hinchman responded yes. Charleston Auto Parts had purchased the site.

### **PUBLIC FORUM**

There were no participants.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 6:00 P.M.

**MOTION:** Chairman Eliason

**SECOND:** Vice Chairman Buck

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

**NAYS:** None

**ABSTAIN:** None

**APPROVED:** April 07, 2004

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

**ATTEST:**

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