

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

September 7, 2005

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

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

WELCOME Chairman Robert L. Eliason

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
City Attorney Sean McGowan
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Redevelopment Manager Larry Bender
Finance Director Phil Stoeckinger
Fire Chief Al Gillespie
Planning and Development Director Jory Stewart
Strategic Planning Director Eric Dabney

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF SEPTEMBER 7, 2005.**

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

City Manager Gregory Rose requested the Consent Agenda be considered before the Public Hearing.

CONSENT

3. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES FOR AUGUST 3, 2005.

ACTION: APPROVED

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

4. UN-67-05 (COLLEGE PARK); AN APPLICATION SUBMITTED BY WEINGARTEN NOSTAT, INC., ON BEHALF OF COLLEGE PARK REALTY AND WEINGARTEN NOSTAT, INC., PROPERTY OWNERS, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH DRIVE-THRU ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND MCDANIEL STREET. (SET PUBLIC HEARING FOR OCTOBER 5, 2005)

ACTION: PUBLIC HEARING SET FOR OCTOBER 5, 2005

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

5. **UN-73-05 (PLAZA MEXICO); AN APPLICATION SUBMITTED BY GUILLERMO SATARAY PARRA, PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT TO ALLOW A 23 FOOT-HIGH DIRECTORY SIGN WHERE AN EIGHT (8) FOOT MONUMENT SIGN IS ALLOWED ON PROPERTY LOCATED AT 2630 TO 2638 EAST LAKE MEAD BOULEVARD. (SET PUBLIC HEARING FOR OCTOBER 5, 2005)**

ACTION: PUBLIC HEARING SET FOR OCTOBER 5, 2005

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

BUSINESS

6. **DISCUSSION AND POSSIBLE ACTION REGARDING THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NO. 139-23-101-005, IN THE APPROXIMATE AMOUNT OF \$6,820,000 (PURCHASE PRICE: \$6,810,000 AND APPROXIMATE CLOSING AND ESCROW COSTS: \$10,000); A VACANT 18.62 ACRE PARCEL (± 810,871 SQUARE FEET) LOCATED AT THE SOUTHWEST CORNER OF CAREY AVENUE AND HAMILTON STREET, WITHIN THE COMMERCIAL RETAIL DISTRICT (RA/CR), OF THE DOWNTOWN REDEVELOPMENT AREA.**

Redevelopment Manager Larry Bender requested Agency authorization to negotiate all documents necessary to purchase the property located at the corner of Carey Avenue and Hamilton Street from the Clark County School District. Staff would come back with the purchase and sale document to the October 5, 2005 meeting for final Agency approval.

ACTION: STAFF DIRECTED TO MOVE FORWARD

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

7. **SPR-34-05 (CORNERSTONE TRASH ENCLOSURE); AN APPLICATION SUBMITTED BY SUSAN WHEELER, ON BEHALF OF CORNER SHOPPING CENTER, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/CR REDEVELOPMENT AREA DISTRICT AND COMMERCIAL RETAIL SUBDISTRICT TO MOVE A TRASH ENCLOSURE TO THE FRONT OF THE SITE WHERE ORIENTATION TO THE BACK IS REQUIRED ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND LAKE MEAD BOULEVARD.**

Redevelopment Manager Larry Bender explained the applicant requested a waiver of commercial guidelines to place the trash enclosure in front of the building in an effort to find an alternative location. The Planning Commission recommended approval subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. The trash enclosure shall comply with the Commercial Development Design Standards except the location of the trash enclosure may be located as shown on the revised site plan dated July 26, 2005; and
3. The trash enclosure shall be constructed with split face block, an opaque metal gate and an opaque metal canopy; and
4. Permanent landscaping shall be constructed on the sides and rear of the enclosure and at the base of the existing sign. A landscaping plan shall be submitted for Staff review when applying for a building permit; and
5. Appropriate subdivision and/or parcel mapping is required to consolidate APN 139-24-310-001 and APN 139-24-310-002. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.

Board Member Smith stated her support for the request, however, proposed a time limit be added to the conditions for consideration of possible changes in the future. She suggested a three-year limit.

James Lopez, 8620 South Eastern Avenue, Las Vegas, stated the applicant agreed to the addition of the time limit condition.

City Attorney Sean McGowan advised, if the condition were added, the applicant would be required to seek renewal of the waiver upon the expiration of the three-year time frame.

ACTION: APPROVED, AS AMENDED; EXPIRES IN THREE YEARS

MOTION: Board Member Smith

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

8. SPR-35-05 (CHEYENNE POINTE); AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES, ON BEHALF OF LAS VEGAS CORNERS I, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT), A C-2 GENERAL COMMERCIAL DISTRICT, AND A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW AN 87,814 SQUARE-FOOT RETAIL SITE ON PROPERTY LOCATED EAST OF CIVIC CENTER DRIVE AND SOUTH OF CHEYENNE AVENUE.

Redevelopment Manager Larry Bender advised the applicant requested a waiver of 20-foot landscaping guidelines to 10 feet. The Planning Commission recommended approval subject to the following conditions which included the addition of Condition No. 25:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. SPR-35-05 shall be null and void if AMP-32-05 and ZN-51-05 are not approved by the City Council.
3. The mini-warehouse component of SPR-35-05 shall be consistent with the Zoning Ordinance (Title 17) requirements in place at the time of building permit submittal including parking and screening requirements.
4. The development shall comply with all requirements of the Commercial Development Standards and Design Guidelines including landscaping except for the following:
 - a. The required twenty (20) foot landscaping buffer may be reduced for twenty-five (25) percent of the rear property line. The site plan submitted for the building permit(s) shall substantially comply with the submitted site plan.

- b. Any landscape buffer that is less than the required twenty (20) feet shall be planted with trees at an interval of fifteen feet as approved by staff. Mondale Pine trees and palm trees shall not be allowed in this area.
5. The mini-warehouse facility shall comply with the conditions of approval for UN-66-05.
6. A master sign plan shall be submitted and approved for the entire development prior to the issuance of a building permit for a sign.
7. The installation of Phoenix *Dactylifera* (Date Palms) with a height of ten (10) to twelve (12) brown trunk feet or the installation of *Washingtonia Hybrid* (Hybrid Fan Palm) with a height of twenty (20) brown trunk feet. The palm trees shall be spaced fifteen (15) feet on center along Civic Center Drive and Cheyenne Avenue.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Civic Center Drive and Cheyenne Avenue if not already existing.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Cheyenne Avenue near Civic Center Drive per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication for a flared intersection, including a right turn lane, is required at Civic Center Drive and Cheyenne Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. The driveway accesses onto Civic Center Drive are subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.
13. The size and number of driveways and their locations along Cheyenne Avenue are subject to the review and approval of the Nevada Department of Transportation (NDOT).
14. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. Appropriate subdivision and/or parcel mapping is required to consolidate the

parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.

17. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
18. The property owner is required to grant a roadway easement for commercial driveway(s).
19. The property owner is required to sign a restrictive covenant for utilities.
20. The applicant must apply for a vacation of the blanket utility easement created with the Crossroads 2 final map, Plat Book 26, Page 94.
21. The existing public water mains shall be removed and replaced. Removal and replacement shall be performed in accordance with "Uniform Design and Construction Standards for Potable Water Systems" (UCDAS) and without disruption to adjacent property owners. Coordination with Utilities Maintenance personnel shall be required to complete the work.
22. The mains shall be placed within a thirty (30) foot utility easement, located a minimum of ten (10) feet from any structure, and shall be located in a drive aisle.
23. Final location of new water mains is subject to approval by the City of North Las Vegas Utilities Department.
24. All access gates shall meet Fire Department requirements.
25. Approval of SPR-35-05 does not imply approval of UN-66-05 or a mini-warehouse facility as currently proposed with SPR-35-05.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

When asked for a status report on the negotiations between the City and the Cheyenne Pointe developers, Economic Development Director Mike Majewski responded plans were being made to prepare an agenda item for a Special Redevelopment Agency meeting for the third Wednesday in September. It was hoped negotiations would have been completed at that time.

PUBLIC HEARING - 5:30 P.M.

2. UN-56-05; AN APPLICATION SUBMITTED BY JUAN SILVA ON BEHALF OF CRYSTAL CASCADES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2660 LAS VEGAS BOULEVARD.

Chairman Eliason opened the Public Hearing.

Redevelopment Manager Larry Bender advised the applicant proposed to build an automobile service facility across from K-Mart on North Las Vegas Boulevard. The Planning Commission recommended approval subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That UN-159-04 shall be considered null and void; and
3. That UN-56-05 is site-specific and non-transferable; and
4. Appropriate mapping is required to consolidate the parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code; and
5. All work shall be performed within a building.
6. No outside overnight parking of vehicles awaiting repairs shall be permitted, unless screened in accordance with the requirements in the Zoning Ordinance.
7. All areas where vehicles are permitted to drive shall be paved.
8. A minimum two parking stalls per bay, plus one per employee, shall be identified for the subject auto service use.

9. The subject special use permit is limited to the sales, replacement and / or repairs of tires, alternators, starters and brakes. Other minor auto services such as oil change and lube, tire balancing, tire rotations, oil filter replacement, and electrical system diagnoses and repairs may also be performed at this location.
10. Landscaping along Las Vegas Boulevard shall be in compliance with the Commercial Development Standards and Design Guidelines. Landscape and irrigation plans, stamped by a Nevada-licensed landscape architect or contractor authorized to prepare and install landscaping materials, shall be reviewed and approved in conjunction with the tenant improvement plans; and
11. All required improvements shall be properly permitted and inspected, and the consolidation of the three subject parcels shall be completed prior to approval of a Certificate of Occupancy or business license, whichever comes first.
12. All storage areas, as identified on the submitted site plan, shall be screened in accordance with the requirements in the Zoning Ordinance, including but not limited to a decorative block wall along the rear of the property adjacent to the drainage channel.

In response to a concern expressed by Board Member Robinson, Chairman Eliason stated the facility would be completely surrounded by a block wall.

Board Member Smith asked about the policy that required use permits in the Redevelopment District to be approved for one year after which time the applicant would request renewal. Planning and Development Director Jory Stewart responded the policy applied to interim uses only.

Chairman Eliason closed the Public Hearing.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

Chairman Eliason directed Staff to set Redevelopment Agency meetings for a time certain. City Manager Gregory Rose agreed to set Special City Council workshops at 4:30 P.M. and Redevelopment Agency meetings at 5:30 P.M. Public Hearings would be set time certain at 5:30 P.M.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: MEETING ADJOURNED AT 5:31 P.M.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: November 2, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary