

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

October 5, 2005

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:30 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

WELCOME Robert L. Eliason, Chairman

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
Planning and Development Deputy Director Kenny Young
Redevelopment Manager Larry Bender
Assistant City Clerk Anita Sheldon

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF OCTOBER 5, 2005.**

ACTION: APPROVED

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

PUBLIC HEARINGS - 5:30 P.M.

2. **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.**

Chairman Eliason opened the Public Hearing.

Redevelopment Manager Larry Bender stated Staff recommended approval.

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 and
Robinson
NAYS: None
ABSTAIN: None

Board Member Smith entered Council Chambers at 5:32 P.M.

3. **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.**

Chairman Eliason opened the Public Hearing.

Redevelopment Manager Larry Bender advised Staff recommended denial.

Karla Cheney, 1210 Golden Spike Court, Henderson, advised she was a tenant at the Plaza Mexico. She stated there was a sign erected on the block next to Plaza Mexico that measured the same height as the one being requested. Ms. Cheney explained there were five tenants in the strip mall and all had to have their name advertised on the sign. She requested Agency approval. When asked by Chairman Eliason where the existing sign was located, Ms. Cheney responded it was to the east of Plaza Mexico.

Board Member Montandon asked when the waiver for the existing sign to the east of Plaza Mexico was granted. Planning Manager Marc Jordan responded he had no recollection of any sign waivers being granted in the Redevelopment Area since the adoption of the design standards.

Tirso Sataray, 2630 East Lake Mead Boulevard, North Las Vegas, advised the sign on the next block was installed approximately six months ago and presented photographs of the sign.

Board Member Smith inquired about modifying signs that were constructed before the new standards were adopted. Manager Jordan explained if nonconforming signs were moved, remodeled or raised, the new requirements would have to be complied with. Manager Jordan also advised if there were no residential zoning in the area, an 18-foot sign would be permissible as long as it did not exceed 125 square feet. Board Member Smith suggested that if any changes were made to existing signs, the new codes would become applicable and approval from the City of North Las Vegas would be required.

Chairman Eliason questioned if the sign to the east of Plaza Mexico was constructed legally and the issue needed to be investigated.

Vice Chairman Buck suggested the item be continued for four weeks.

Rudy Candarco, 2636 East Lake Mead Boulevard, North Las Vegas, advised there was only one monument sign on East Lake Mead Boulevard at the Fiesta Market which is consistently marred by graffiti.

ACTION: CONTINUED TO NOVEMBER 2, 2005

MOTION: Vice Chairman Buck

SECOND: Board Member Montandon

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

NAYS: None

ABSTAIN: None

BUSINESS

4. **APPROVAL AND AUTHORIZATION TO CLOSE ESCROW WITH THE CLARK COUNTY SCHOOL DISTRICT FOR THE ACQUISITION OF CLARK COUNTY APN 139-23-101-005 IN THE APPROXIMATE AMOUNT OF \$6,820,000.**

Redevelopment Manager Larry Bender advised this item, if approved, would commit the Redevelopment Agency to purchase the 18.62 acre parcel at Hamilton Street and Carey Avenue from the Clark County School District.

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

5. **APPROVAL AND AUTHORIZATION TO CLOSE ESCROW WITH SITE FOUR, LLC, FOR THE SALE OF CLARK COUNTY ASSESSOR'S PARCEL NO. 139-23-101-005 IN THE APPROXIMATE AMOUNT OF \$6,820,000 THROUGH A SIMULTANEOUS ESCROW AGREEMENT.**

Redevelopment Manager Larry Bender advised this item, if approved, would commit the Redevelopment Agency to sell the 18.62 acre parcel at Hamilton Street and Carey Avenue to Site Four, LLC. He stated the Agency would realize \$47,181.68 in fees for both transactions of which \$34,731 was in real estate transfer fees. Manager Bender explained there was a provision in the transaction that would enable Site Four, LLC, to transfer the property to a separate limited liability company owned by Site Four; however, should the developer attempt to transfer the parcel to an unrelated party prior to approval of a subsequent owner participation agreement, the Agency would have the right to re-purchase the property at the original selling price.

Ed Lubbers, Special Counsel to the Redevelopment Agency, advised Site Four, LLC, was a California limited liability company. The Agency felt it would be more appropriate to have a Nevada limited liability company conducting the transaction. Site Four, LLC, requested the Agency to approve a transfer to a new limited liability company called LVB (Las Vegas Boulevard) Site Number Two, LLC; however, the ownership of Site Four, LLC, and the ownership of LVB Site Number Two were one and the same.

Michael Bradshaw, 3068 East Sunset Road, Suite 7, Las Vegas, represented the owner and confirmed the owner of the two limited liability companies was the same and the two companies were actually one organization.

ACTION: APPROVED, AS AMENDED

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:45 P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilwoman Smith

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

NAYS: None

ABSTAIN: None

APPROVED: December 7, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary