

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

November 2, 2005

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

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

**CALL TO ORDER** 5:53 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  
Stephanie S. Smith, Board Member

**EXCUSED**

William E. Robinson, Board Member

**STAFF PRESENT**

City Manager Gregory Rose  
Acting City Attorney Carrie Torrence  
City Clerk Karen L. Storms  
Economic Development Director Mike Majewski  
Assistant Finance Director Kay Godbey  
Assistant Fire Chief Jimmy Johnson  
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 NOVEMBER 2, 2005.

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Chairman Eliason

AYES: Chairman Eliason, Board Members Montandon and Smith

NAYS: None

ABSTAIN: None

### PUBLIC HEARINGS - 5:30 P.M.

Vice Chairman Buck entered Chambers at 5:56 P.M.

### 2. 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. (CONTINUED OCTOBER 5, 2005)

Chairman Eliason opened the Public Hearing.

Redevelopment Manager Larry Bender advised Staff recommended denial and the Planning Commission recommended approval.

When this item was first brought before Council, the applicant stated there was an existing sign in the area that was higher than the eight-foot limit. When Board Member Smith asked about this existing sign, Planning and Development Manager Marc Jordan responded the original permit for the sign was issued in July of 2002 when the sign ordinance was fairly new.

**Tirso Sataray, 2634 East Lake Mead Boulevard, North Las Vegas,** represented the applicant and advised the existing sign referred to above had recently been made higher. Manager Jordan stated Staff would investigate the circumstances surrounding the sign.

**Erasmio Ayala, 2630 East Lake Mead Boulevard, North Las Vegas,** felt the higher sign was necessary to avoid graffiti and asked Council to approve the variance.

Board Member Montandon suggested if the base of the sign were eight feet in height, the actual sign would be out of the reach of graffiti artists.

Board Member Smith felt the City should become more proactive in dealing with graffiti artists, rather than constructing signs that were unreachable.

Vice Chairman Buck agreed there was a problem with graffiti on the shorter monument signs and felt the request for the variance for the taller sign should be approved.

Chairman Eliason closed the Public Hearing.

Board Member Montandon made the motion to approve the sign, limited to 20 feet, with the base of the sign no less than eight feet. The application was denied for lack of a majority vote.

ACTION: DENIED

MOTION: Board Member Montandon

SECOND: Vice Chairman Buck

AYES: Vice Chairman Buck, Board Member Montandon

NAYS: Chairman Eliason, Board Member Smith

ABSTAIN: None

## **BUSINESS**

### **3. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES FOR SEPTEMBER 7, 2005.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Chairman Eliason

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

NAYS: None

ABSTAIN: None

### **4. ACCEPTANCE OF THE ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS ASSESSMENT GRANT AWARD IN THE AMOUNT OF \$200,000; AND SELECTION OF NINYO AND MOORE AS THE REDEVELOPMENT AGENCY'S BROWNFIELDS ENVIRONMENTAL CONSULTANTS.**

Redevelopment Manager Larry Bender advised the Agency was awarded a \$200,000 grant from the Environmental Protection Agency (EPA) for petroleum contamination assessment. Staff requested the grant be accepted and the selection of Ninyo and Moore as the environmental consultants.

**ACTION:** APPROVED

**MOTION:** Board Member Smith

**SECOND:** Board Member Montandon

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

**NAYS:** None

**ABSTAIN:** None

#### **PUBLIC FORUM**

There was no public participation.

#### **ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 6:09 P.M.

**MOTION:** Board Member Smith

**SECOND:** Board Member Montandon

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

**NAYS:** None

**ABSTAIN:** None

**APPROVED: January 4, 2006**

---

Robert L. Eliason, Chairman

#### **ATTEST:**

---

Karen L. Storms, CMC, Agency Secretary