

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

February 6, 2008

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

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRWOMAN 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 Chairwoman  
Michael L. Montandon, Board Member  
William E. Robinson, Board Member  
Stephanie S. Smith, Board Member

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Economic Development Director Mike Majewski  
Acting Planning and Zoning Director Frank Fiori  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

## AGENDA

### **1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF FEBRUARY 6, 2008.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSENT: Vice Chairwoman Buck

ABSTAIN: None

## PUBLIC HEARINGS

### **2. UN-37-07 (LAS VEGAS SHUTTLES); AN APPLICATION SUBMITTED BY JESUS E. CORRALES, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW A BUS TERMINAL (SHUTTLE VANS) ON PROPERTY LOCATED AT 3256 CIVIC CENTER DRIVE.**

Chairman Eliason opened the public hearing.

Vice Chairwoman Shari Buck entered Chambers at 5:35 P.M.

Planning and Zoning Manager Marc Jordan stated when this item was originally presented to the Planning Commission, staff had several concerns about the design of the site because the site plan the applicant submitted did not incorporate any landscaping plan. Staff's findings were that landscaping was needed along Civic Center Drive, parking was inconsistent with the site plan shown by the applicant, and building improvements were not included in the proposal, which was currently under redevelopment with the Mystique Casino recently approved. Currently, Mystique Casino would be doing some facade improvements to be consistent with the commercial center developed on the south side of Cheyenne Boulevard and the AM/PM Store which, was approved for a use permit, and planned to redevelop their property. Staff felt the proposed project should be consistent with the other uses. In addition, Manager Jordan explained that the applicant had proposed fifteen passenger vans that would drop off and pick up people at least four times a day and the suite he presently owned was 750 square feet in size. Staff was also concerned with the safety of the passengers particularly being dropped off in the middle of the parking lot at night time.

Manager Jordan stated Staff recommended this item be continued until all issues were addressed; however the Planning Commission approved the item. This item was forwarded to the Agency with recommendation of denial by Redevelopment Staff.

**Jesus Corrales, 5057 Gardenia, Las Vegas, Nevada**, the applicant, stated he had complied with all of the Planning Commission's conditions and he was not sure why Staff was addressing new issues about landscaping, parking inconsistency, and building improvements. He explained that Fort Cheyenne owned the parking lot in question and he felt that he should not be held responsible for the landscaping and parking issues, as he only owned a suite at this building complex. Chairman Eliason asked Mr. Corrales if he had submitted the required conditions to Fort Cheyenne's association and he replied there was no association that he knew about. Chairman Eliason stated they met with Fort Cheyenne's owners and in their discussion it was mentioned that they had an association. Chairman Eliason questioned whether Mr. Corrales had been conducting business out of this location for a year. Mr. Corrales replied that he simply used the suite to promote and advertise his business; however, he conducted business from his office in the City of Las Vegas. He also stated that he owned four vans that would be used to transport passengers to and from Los Angeles, California and Phoenix, Arizona.

Board Member Smith asked Mr. Corrales if he owned the building and he replied that he only owned a suite within the building complex. Board Member Smith reminded Mr. Corrales that as an owner he had an obligation to maintain his property in compliance. She also stated the proposed use would not be in compliance with the regulations and conditions specified in the code for the location.

Vice Chairwoman Buck apologized to Mr. Corrales for the way he felt the City handled his business and stated she would support his project only if he relocated to another location and assured him that Staff would work with him.

Mr. Corrales stated he had complied with all terms and conditions that were imposed by the Planning and Zoning Department and even did some landscaping elevation. He paid \$2,000 to get an architectural design and didn't know what else he could do.

Chairman Eliason asked Mr. Corrales if he had submitted the landscaping design to Staff and Mr. Corrales replied that he had not.

Board Member Smith stated she felt sympathetic toward Mr. Corrales' situation and believed his proposal would benefit the community; however, this was not the Agency's vision because the plan was not compatible with the existing building provisions. She strongly encouraged Mr. Corrales that in the future if he proposed a project, he should be better informed on the guidelines and steps that needed to be followed.

Mr. Corrales questioned what would it take for him to obtain a permit. He continued to say that he had tried to comply with everything he was asked to do and needed to know what the Agency had decided on his proposal.

Board Member Montandon stated that in order to make a sound decision on this project he would need further information from Staff on what the plans of Mystique Casino and Fort Cheyenne Casino to reform their association were and what exactly could be done at this location. He recommended to continue this item until next month.

Board Member Eliason stated he agreed with Board Member Montandon's decision to continue this item until all further information was reviewed by the Agency.

Board Member Smith stated she did not agree to continue this item since there were still some unresolved issues about the proposed use of the site and continuing this item would only bring them back to the same discussion they had tonight. She stated that a decision needed to be made tonight to move forward with this project.

Chairman Eliason closed the public hearing.

ACTION: CONTINUED TO MARCH 5, 2008

MOTION: Board Member Robinson

SECOND: Board Member Montandon

AYES: Vice Chairwoman Buck, Board Members Montandon and Robinson

NAYS: Chairman Eliason and Board Member Smith

ABSTAIN: None

**3. UN-113-07 (AMIGO AUTO); AN APPLICATION SUBMITTED BY AMIGO AUTO ON BEHALF OF ROYAL AUTO CENTER LP, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW A TEMPORARY BUILDING ON PROPERTY LOCATED AT 2610 LAS VEGAS BOULEVARD NORTH.**

City Manager Rose stated the item was withdrawn by the applicant.

ACTION: WITHDRAWN

**BUSINESS**

**4. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY 2, 2008.**

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

5. **DISCUSSION AND/OR ACTION REGARDING THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-310-056, IN THE AMOUNT OF \$117,000, LOCATED WITHIN THE DOWNTOWN BEAUTIFICATION AREA, NEAR LAKE MEAD AND LAS VEGAS BOULEVARDS.**

Redevelopment Manager Larry Bender explained this was a request to acquire a vacant parcel located south of Lake Mead Boulevard and directly west of Las Vegas Boulevard North. The Redevelopment Agency requested \$117,000; \$112,000 for the purchase itself, which was the appraised price and \$5,000 for estimated closing costs.

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

6. **DISCUSSION AND/OR ACTION REGARDING THE AUTHORIZATION FOR STAFF TO ISSUE A REQUEST FOR PROPOSAL FOR THE REDEVELOPMENT OF THE LAKE MEAD OFFICE BUILDING PROJECT SITE LOCATED BETWEEN LOLA AVENUE TO THE NORTH, EAST LAKE MEAD BOULEVARD TO THE SOUTH AND WHITE STREET TO THE WEST.**

City Manager Rose stated Staff recommended withdrawal of this item until the conclusion of the Downtown Master Plan.

ACTION: WITHDRAWN

**PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 6:05 P.M.

**MOTION:** Chairman Eliason

**SECOND:** Board Member Montandon

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

**NAYS:** None

**ABSTAIN:** None

**APPROVED: May 7, 2008**

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

**ATTEST:**

/s/Karen L. Storms  
Karen L. Storms, CMC  
City Clerk