

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

March 5, 2008

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

5:33 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

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 E. Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Acting Planning and Zoning Director Frank Fiori
Deputy Fire Chief Kevin Brame
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender
Assistant City Clerk Anita Sheldon

WELCOME

Robert L. Eliason, Chairman

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MARCH 5, 2008.**

ACTION: APPROVED

MOTION: Board Member Montandon
SECOND: Board Member Smith
AYES: Chairman Eliason, Vice Chairwoman Buck, Board Members Montandon and Smith
NAYS: None
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. (CONTINUED FEBRUARY 6, 2008)**

Acting Planning and Zoning Director Frank Fiori explained this was a use permit continued from thirty days prior with a recommendation from Redevelopment for denial.

Jesus Corrales, 5057 Nardini Avenue, Las Vegas, 89141, explained that this terminal would not damage the image of the casino property that would be built and would comply with any restrictions or recommendations required.

Vice Chairwoman Buck questioned if the terminal was operational. Mr. Corrales explained that it had been used for the last month to receive phone calls and no logo vans were used at the location.

Vice Chairwoman Buck asked if Mr. Corrales contacted Staff, which Council requested, for alternate locations for the business. Mr. Corrales explained he met with Redevelopment Manager Larry Bender. Mr. Bender explained the use for the area which the business was located and did not feel it would fit into the plan. The discussion did not cover whether his business could be relocated.

Board Member Smith explained she felt the use would not be compatible with adjacent use and the City was trying to redevelop and give new uses that would change direction.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented Ken Templeton the proposed developer purchasing Fort Cheyenne Casino. Mr. Gronauer explained that his client was concerned about the compatibility of the uses. He went on to say the business had been in operation for a month without a business license or use permit in place. His concern was that if conditions were placed on the applicant, the developer would not have any guarantee that the conditions were being met. He stated he was in opposition to the proposed use.

Board Member Robinson arrived at 5:35 p.m.

ACTION: DENIED

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

BUSINESS

3. **SPR-53-07 (PLAZA MEXICO CENTER); AN APPLICATION SUBMITTED BY JESS F. PEREZ, ON BEHALF OF GUILLERMO SATARAY, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A (R-A/CR) REDEVELOPMENT AREA COMMERCIAL/RETAIL SUBDISTRICT FOR WAIVERS FROM THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A TEN (10) FOOT PERIMETER LANDSCAPE AREA WHERE 25 FEET IS REQUIRED; AND FIVE (5) FOOT TREE WELLS (DIAMONDS) WHERE SIX (6) FOOT WIDE LANDSCAPE ISLANDS ARE REQUIRED ON PROPERTY LOCATED AT 2630-2638 EAST LAKE MEAD BOULEVARD.**

Acting Planning and Zoning Director Frank Fiori explained it was recommended to approve the site plan review for the waiver from the Commercial Design Guidelines subject to any staff conditions.

Jess Perez, Architect, (no address given), represented the Sataray family and concurred with staff recommendation. He also explained that he was not ready to request financial assistance as allowed under the Redevelopment Agency statutes, but would reserve the option for a later date. He stated the proposal was to significantly remodel and improve the existing properties along Lake Mead Boulevard between McCarran Street and Daley Circle and add a restaurant. He was prepared to move ahead with the construction documents and construction subject to all conditions recommended by staff.

Chairman Eliason asked if Mr. Perez had a site plan and requested he show where the new building for the restaurant would be located.

Mr. Perez explained and showed where the existing buildings were and that the existing restaurant would be converted to lease space. He showed the Redevelopment Agency where the new restaurant would be and explained he was proposing to expand the bakery and improve the parking lot. He met with the neighbors who were in agreement with the proposal.

Board Member Smith questioned what would be done to make improvements to the landscaping since footage was being decreased. Mr. Perez explained he would maintain the existing landscaping, remove pavement to provide additional landscaping and augment additional landscaping.

Board Member Smith asked whether there would be outdoor seating. Mr. Perez explained there was no intent for outdoor seating but would recommend it.

Chairman Eliason questioned if there was consideration in putting date palms along Lake Mead Boulevard. Mr. Perez stated he would work with staff's recommendations.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:56 P.M.

MOTION: Board Member Montandon

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

APPROVED: May 7, 2008

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

ATTEST:

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