

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

April 2, 2008

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

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRWOMAN SHARI BUCK

**CALL TO ORDER**

5:31 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 Rose  
Assistant City Manager Sam Chambers  
Senior Deputy City Attorney Nicholas Vaskov  
City Clerk Karen Storms  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender

**WELCOME**

Robert L. Eliason, Chairman

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

## AGENDA

### **1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF APRIL 2, 2008.**

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Vice Chairwoman Buck

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

NAYS: None

ABSENT: Board Member Smith

ABSTAIN: None

## CONSENT AGENDA

### **2. UN-14-08 (STORAGE ONE AT CHEYENNE POINT); AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF CHEYENNE MINI STORAGE PARTNERS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW U-HAUL RENTAL VEHICLES IN CONJUNCTION WITH AN EXISTING MINI-STORAGE FACILITY ON PROPERTY LOCATED AT 2435 EAST CHEYENNE AVENUE. (SET PUBLIC HEARING FOR MAY 7, 2008)**

ACTION: PUBLIC HEARING SET FOR MAY 7, 2008

MOTION: Board Member Robinson

SECOND: Board Member Montandon

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

NAYS: None

ABSENT: Board Member Smith

ABSTAIN: None

### **3. VN-03-08 (G & M RETAIL); AN APPLICATION SUBMITTED BY G & M DEVELOPMENT INC., PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW A TEN FOOT BUILDING SETBACK WHERE A TWENTY FOOT BUILDING SETBACK IS THE MINIMUM REQUIRED ON PROPERTY LOCATED AT 2440 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR MAY 7, 2008) (ASSOCIATED ITEM NO. 4, SPR-03-08)**

ACTION: PUBLIC HEARING SET FOR MAY 7, 2008

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

### BUSINESS

4. **SPR-03-08 (G & M RETAIL); AN APPLICATION SUBMITTED BY G & M DEVELOPMENT INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW FIFTEEN FEET OF PERIMETER LANDSCAPING WHERE TWENTY FEET PERIMETER LANDSCAPING IS THE MINIMUM REQUIRED ON PROPERTY LOCATED AT 2440 NORTH LAS VEGAS BOULEVARD. (ASSOCIATED ITEM NO. 3, VN-03-08)**

Board Member Smith arrived at 5:34 p.m.

Planning and Development Manager Marc Jordan explained the applicant requested a waiver from the landscaping requirements. The request was for 15 feet of landscaping along Las Vegas Boulevard and 10 feet of landscaping along Carey Avenue and Carroll Street. The site plan review was consistent with one that was approved in 2004 in which a waiver was granted to eliminate landscaping within the parking lot. The applicant was trying to demonstrate compliance with the previous approval and proposed landscaping within the parking lot. Other significant items were reduction of building sizes from 17,000 square feet to 14,000 square feet to accommodate the landscaping and removal of an existing building on the site used for auto service. There would be improvements to the tavern which was part of the center. Staff and the Planning Commission recommended approval.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH THE VARIANCE, WAIVER OR ANOTHER METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES; AND
2. THAT, IF SPR-03-08 IS APPROVED, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS THEREOF. IF SPR-03-08 IS NOT APPROVED, THIS ITEM SHALL BE CONSIDERED NULL AND VOID; AND

3. THAT ALL NEW CONSTRUCTION BE ALLOWED TO HAVE A MINIMUM SETBACK OF TEN FEET (10') FROM THE CARROLL STREET AND CAREY AVENUE RIGHTS-OF-WAY.

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

### **PUBLIC FORUM**

There was no public participation.

### **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:34 P.M.

MOTION: Board Member Montandon  
SECOND: Board Member Robinson  
AYES: Chairman Eliason, Vice Chairwoman Buck, Board Members Montandon, Robinson 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