

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

July 2, 2008

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

5:48 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 E. Rose
Assistant City Manager Maryann Ustick
City Attorney Carrie Torrence
City Clerk Karen L. Storms
Information Technology Director Steve Chapin
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender
Assistant City Clerk Anita Sheldon
Deputy City Clerk Lynn Lucuara

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF JULY 2, 2008.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC HEARING

2. UN-97-07 (AAA DISCOUNT STORAGE); AN APPLICATION SUBMITTED BY BENJAMIN DONEL, ON BEHALF OF DONEL DEVELOPMENT, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2647 NORTH LAS VEGAS BOULEVARD.

Chairman Eliason opened the Public Hearing.

Planning and Zoning Manager Marc Jordan stated the applicant wanted to divide the existing building behind the retail area in half, remove the front half and convert the back half into stalls for an auto service facility. The remainder of the site would be converted to a drive aisle and parking spaces. Staff was concerned the 21 foot 6 inch depth was not long enough to drive a vehicle into the building for service without the vehicle encroaching into the drive lane and the fire lane. Therefore Staff and the Planning Commission recommended denial of the Special Use Permit.

Benjamin Donel, 2647 North Las Vegas Boulevard, North Las Vegas, the applicant, explained the C-2 zoning allowed for commercial use. He stated the service facility was behind an existing commercial building and was not part of the storage facility. He said the requirement for bays was 18 feet in length, and his facility had 21 feet in length and 20 feet in width, which was enough room for the service shop to operate and store equipment. He said there were other facilities in the City with a shop in front and storage in the rear. There were already five bays. The site had 40 feet in length. They would set back 10 feet for Fire Department access. The site had enough room for parking. He offered to resurface the buildings to improve the appearance. He felt his establishment was in compliance with all applicable City code requirements and his business was consistent with other operating

businesses in the vicinity. His shop did not perform mechanical repairs, only oil and lube changes, brake repairs and other minor repairs.

Board Member Robinson questioned the type and number of cars that would be stored at the site. Mr. Donel explained there was a self storage facility separate from the retail business. The proposed service shop did not store cars. Cars were serviced in a very short time span, typically fifteen or twenty minutes.

Councilwoman Buck asked Manager Jordan to confirm the facility complied with code regulations for the type of service shop Mr. Donel described. Manager Jordan confirmed requirements were met, and the bays were about 21 feet 6 inches deep from the outside, but once walls and roll-up doors were accounted for, they were about 20 feet deep inside. He stated Staff's main concern was they felt the bay area was too small to handle all of the proposed functions of the site. Mr. Donel reiterated code required 18 feet and his facility had 20 feet. He felt his service shop was a benefit to the community. There was no outside storage. Councilwoman Smith asked Staff to confirm the requirement for bay length. Mr. Donel replied code required 18 feet in length and his shop had 21 feet. He said the real issue was the width requirement, which he stated he met. The City Attorney and Planning Department were not immediately certain of the exact specifications of the size requirements. Vice Chairwoman Buck made a Motion to continue the item until the requirements were clarified. Board Member Robinson stated he wanted the following questions answered at the subsequent Public Hearing: Did the Board feel there were already too many similar businesses in the vicinity along Las Vegas Boulevard; how many cars would be out front for sale; and whether or not the shop would truly be limited to quick services.

Chairman Eliason closed the Public Hearing.

ACTION: CONTINUED TO AUGUST 6, 2008

MOTION: Vice Chairwoman Buck

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

CONSENT AGENDA

3. APPROVAL OF REDEVELOPMENT AGENCY MEETING MINUTES OF JUNE 4, 2008.

ACTION: APPROVED

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

4. **UN-43-08 (BROADACRES OPEN AIR MARKET); AN APPLICATION SUBMITTED BY BROADACRES OPEN AIR MARKETPLACE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-3 GENERAL SERVICE COMMERCIAL DISTRICT AND A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED C-3 GENERAL SERVICE COMMERCIAL DISTRICT) TO ALLOW THE EXPANSION OF AN EXISTING SWAP MEET ON PROPERTY LOCATED AT 2960 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR AUGUST 6, 2008) (ASSOCIATED ITEMS NO. 5, UN-45-08, NO. 6, VN-07-08 AND NO. 7, SPR-19-08)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2008

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

5. **UN-45-08 (BROADACRES OPEN AIR MARKET); AN APPLICATION SUBMITTED BY BROADACRES OPEN AIR MARKETPLACE, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-3 GENERAL SERVICE COMMERCIAL DISTRICT AND A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED C-3 GENERAL SERVICE COMMERCIAL DISTRICT) TO ALLOW AN OUTDOOR STAGE/AMPHITHEATER AND OUTDOOR RECREATION FACILITY ON PROPERTY LOCATED AT 2960 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR AUGUST 6, 2008) (ASSOCIATED ITEMS NO. 4, UN-43-08, NO. 6, VN-07-08 AND NO. 7, SPR-19-08)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2008

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

6. **VN-07-08 (BROADACRES OPEN AIR MARKET); AN APPLICATION SUBMITTED BY BROADACRES OPEN AIR MARKETPLACE, LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-3 GENERAL SERVICE COMMERCIAL DISTRICT AND A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED C-3 GENERAL SERVICE COMMERCIAL DISTRICT) TO ALLOW A ZERO FOOT BUILDING SETBACK FROM A RESIDENTIAL ZONE BOUNDARY WHERE 30 FEET IS THE MINIMUM REQUIRED; A ZERO FOOT FRONT BUILDING SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED; AND A FIVE FOOT PARKING LOT SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED ON PROPERTY LOCATED AT 2960 NORTH LAS VEGAS BOULEVARD. (SET PUBLIC HEARING FOR AUGUST 6, 2008) (ASSOCIATED ITEMS NO. 4, UN-43- 08, NO. 5, UN-45-08 AND NO. 7, SPR-19-08)**

ACTION: PUBLIC HEARING SET FOR AUGUST 6, 2008

MOTION: Vice Chairwoman Buck

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

BUSINESS

7. **SPR-19-08 (BROADACRES OPEN AIR MARKET); AN APPLICATION ON BEHALF OF BROADACRES OPEN AIR MARKETPLACE, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-3 GENERAL SERVICE COMMERCIAL DISTRICT AND A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED C-3 GENERAL SERVICE COMMERCIAL DISTRICT) FOR AN EXPANSION TO AN EXISTING SWAP MEET CONSISTING OF A 6,000 SQUARE FOOT BEVERAGE/RESTROOM BUILDING; AN ADDITIONAL PARKING AREA; AN ENTERTAINMENT VENUE; AND ADDITIONAL FOOD STALLS ON PROPERTY LOCATED AT 2960 NORTH LAS VEGAS BOULEVARD. (ASSOCIATED ITEMS NO. 4, UN-43-08, NO. 5, UN-45-08, AND NO. 6, VN-07-08)**

City Attorney Torrence stated Staff requested the item be continued until August 6, 2008 due to the fact the related items were set for public hearing on that date. The applicant agreed but requested permission for some of the people who were in attendance regarding the item to speak.

Imelda Navarette, 2775 Fremont Street, No. 2077, Las Vegas was concerned that the elimination of spaces from the swap meet would decrease business for vendors, including herself.

Nadine Beechum, 4451 Sirius Avenue, Las Vegas stated she had been a vendor at the swap meet for a month, but had purchased from the swap meet for many years. She stated she had a great deal of experience in business but had never seen such hard workers as the vendors of the swap meet. She felt they were role models for their children who learned an exceptional work ethic. She was afraid Council intended to eliminate some of the spaces. Board Member Robinson explained the item was being continued for deliberation on August 6 to coincide with related items and no decisions were made yet. Ms. Beecham added the swap meet recycled a large amount of products which was an additional benefit.

Chairman Eliason reiterated no decision had been made and no one on the Board wanted to put people out of work.

ACTION: TABLED TO AUGUST 6, 2008

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

8. DISCUSSION AND/OR ACTION REGARDING THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-211-008, IN THE AMOUNT OF \$195,000, LOCATED WITHIN THE DOWNTOWN BEAUTIFICATION AREA, ABUTTING THE LAKE MEAD ISLAND, A PRIMARY ENTRYWAY INTO THE DOWNTOWN COMMERCIAL CORRIDOR.

Redevelopment Manager Larry Bender explained the purchase price was \$165,000 and the additional \$30,000 was for demolition, asbestos removal and related charges.

ACTION: ACQUISITION APPROVED

MOTION: Board Member Smith

SECOND: Board Member Montandon

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 6:15 P.M.

MOTION: Board Member Montandon

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

APPROVED: August 6, 2008

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

ATTEST:

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