

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

September 3, 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 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  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Economic Development Director Mike Majewski  
Senior Assistant to the City Manager Kenny Young  
Planning and Zoning Manager Marc Jordan  
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 SEPTEMBER 3, 2008.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Board Member Smith

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

NAYS: None

ABSTAIN: None

## PUBLIC HEARINGS

### 2. UN-61-08 (SUNRISE AUTO SALES); AN APPLICATION SUBMITTED BY HERNANDEZ EDGARDO ISRAEL ET AL, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AUTOMOBILE SALES ON PROPERTY LOCATED AT 2643 NORTH LAS VEGAS BOULEVARD. (ASSOCIATED ITEM NO. 3, UN-62-08)

Planning and Zoning Department Manager Marc Jordan explained this special use permit would allow automobile sales facilities. The applicant proposed to take a building approximately 4,300 square feet in size that was previously a shoe store, and occupy the whole building. They also proposed development on the property, landscape installation at the end the parking rows and automobile sales. They were in compliance with the parking requirements outlined in Title 17. Staff and the Planning Commission recommended approval.

Board Member Robinson questioned whether the discussion was about used cars. Planning and Zoning Manager Jordan explained it was used cars.

**Edgardo Israel Hernandez, 1889 Racine Drive, Las Vegas** explained that the cars to be sold were six years old or newer models. He explained he was in business for four years and would only sell cars that would qualify through financial institutions.

Chairman Eliason questioned whether the property was south of the auto repair facility that was presented to the Redevelopment Agency last month. Planning and Zoning Manager Jordan explained the property shared a common property line with AAA Storage which was to the north and west of the applicant's property.

Board Member Robinson questioned the difference between the application for Sunrise Auto Sales and AAA Storage. Planning and Zoning Manager Jordan explained that both uses proposed auto service facility. Staff indicated there was no objection to the use. The issue was site constraints with the AAA Storage application. AAA Storage was going to take the building and cut it in half, but since it was a tight fit, Staff felt the requirements would not be met for the use. Sunrise Auto Sales had a different site which would be taken as a whole. Board Member Robinson questioned whether the cars would be stored in the warehouse portion. Planning and Zoning Manager Jordan said there would be approximately 22 display spaces outside with the warehouse portion to be used for auto accessories.

Board Member Smith was concerned with uses within the Redevelopment Area and felt there was a loop-hole in what was done. She felt this was not redeveloping anything but redoing the same uses that were previously in place.

Vice-Chairwoman Buck questioned how many used car lots were in the Redevelopment Area. Planning and Zoning Manager Jordan explained there presently was one across the street from the applicant.

Chairman Eliason questioned the amount of interest in property. Economic Development Director Mike Majewski explained there was an interest to do a larger project but the configuration was difficult because it was more pie-shaped with severe angles making it difficult for a major project. The City was currently working with a developer who expressed interest. Chairman Eliason asked if there was interest in the vacant property at the K-Mart site. Economic Development Director Majewski said that K-Mart would be upgraded and there was little interest in the smaller adjacent property.

Board Member Robinson asked if the developer would still be interested in developing with a used car dealership next to them. Economic Development Director Majewski said they were specifically looking at the site. He explained the developer understood the surrounding uses in that area and felt the proposed use was not detrimental to talks with a larger developer.

**ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS USE PERMIT IS SITE SPECIFIC AND NON TRANSFERRABLE.
3. A SIX (6) FOOT WIDE LANDSCAPE ISLANDS ARE REQUIRED AT BOTH THE ENDS OF THE PARKING LOT LOCATED SOUTH OF THE EXISTING BUILDING.

4. DUE TO THE SIZE OF THE SITE, THIS DEVELOPMENT MAY BE ELIGIBLE FOR A DRAINAGE STUDY WAIVER. PLEASE COMPLETE AND SUBMIT WAIVER APPLICATION TO PUBLIC WORKS DEVELOPMENT & FLOOD CONTROL DIVISION (MARK ESCOBEDO @ 633-1912 OR KENT CHANG @ 633-2771). APPLICATIONS MAY BE FOUND ON THE CITY OF NORTH LAS VEGAS WEBSITE [WWW.CITYOFNORTHLASVEGAS.COM/ABOUT/FORMS.SHTM](http://WWW.CITYOFNORTHLASVEGAS.COM/ABOUT/FORMS.SHTM)
5. COMMERCIAL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH *CLARK COUNTY AREA UNIFORM STANDARD DRAWING* NUMBERS 222A AND 225, WITH MINIMUM WIDTHS OF 32 FEET AS MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE SITE PLAN AND THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER THE ORIGINAL SITE PLAN.
8. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
9. ALL NEVADA POWER COMPANY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND.
10. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
11. THE CIVIL IMPROVEMENT PLANS WILL NEED TO SHOW THE CITY OWNED RIGHT-OF-WAY TRAVERSING THIS SITE, IN THE AREA OF THE EXISTING STORM DRAIN FACILITY. ADDITIONALLY, THE PROPERTY OWNER MUST APPLY FOR A VACATION OF THIS RIGHT-OF-WAY; CONSEQUENTLY, THE CITY WILL RESERVE EASEMENTS TO ALLOW THE DEVELOPER TO COMPLETE THIS PROJECT AS PROPOSED.

12. THE CIVIL IMPROVEMENT PLANS MUST SHOW ALL EXISTING EASEMENTS.
13. APPROPRIATE MAPPING MUST BE FILED TO CREATE THE PROPOSED PARCEL AND REMOVE THE INTERNAL PROPERTY LINE(S).
14. A WROUGHT IRON FENCE IS REQUIRED ALONG THE WEST PROPERTY LINE.
15. ALL VEHICLES MUST BE STORED IN A SECURED AREA ON THE PROPERTY AND THE MANAGEMENT MUST EMPLOY AND MAINTAIN A STRICT KEY CONTROL POLICY.
16. FIRE ACCESS LANES SHALL BE LOCATED IN ACCORDANCE WITH FIRE CODE REQUIREMENTS.
17. FIRE ACCESS LANES SHALL BE MARKED TO PROHIBIT PARKING IN ACCORDANCE WITH THE FIRE CODE.
18. TURNING RADII ALONG THE FIRE ACCESS LANE SHALL BE DESIGNED IN ACCORDANCE WITH THE FIRE CODE.

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

3. **UN-62-08 (LOBO AUTO ACCESSORIES); AN APPLICATION SUBMITTED BY JUAN PABLO HERNANDEZ, ON BEHALF OF HERNANDEZ EDGARDO ISRAEL ET AL, PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2643 NORTH LAS VEGAS BOULEVARD. (ASSOCIATED ITEM NO. 2, UN-61-08)**

Planning and Zoning Department Manager Marc Jordan explained this was the other Use Permit which was an accessory to the auto sales where the applicant indicated they would be installing accessories to vehicles. Staff and the Planning Commission recommended approval.

**Edgardo Israel Hernandez, 1889 Racine Drive, Las Vegas**, explained the work to be performed would include grills, tail lights and minor installations. No repair work would be done.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY, AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS USE PERMIT IS SITE SPECIFIC AND NON TRANSFERRABLE.
3. A SIX (6) FOOT WIDE LANDSCAPE ISLANDS ARE REQUIRED AT BOTH THE ENDS OF THE PARKING LOT LOCATED SOUTH OF THE EXISTING BUILDING.
4. DUE TO THE SIZE OF THE SITE, THIS DEVELOPMENT MAY BE ELIGIBLE FOR A DRAINAGE STUDY WAIVER. PLEASE COMPLETE AND SUBMIT WAIVER APPLICATION TO PUBLIC WORKS DEVELOPMENT & FLOOD CONTROL DIVISION (MARK ESCOBEDO @ 633-1912 OR KENT CHANG @ 633-2771). APPLICATIONS MAY BE FOUND ON THE CITY OF NORTH LAS VEGAS WEBSITE [WWW.CITYOFNORTHLASVEGAS.COM/ABOUT/FORMS.SHTM](http://WWW.CITYOFNORTHLASVEGAS.COM/ABOUT/FORMS.SHTM)
5. COMMERCIAL DRIVEWAYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH *CLARK COUNTY AREA UNIFORM STANDARD DRAWING* NUMBERS 222A AND 225, WITH MINIMUM WIDTHS OF 32 FEET AS MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
7. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE SITE PLAN AND THE CIVIL IMPROVEMENT PLANS. SUBSEQUENT IDENTIFICATION OF ADDITIONAL HAZARDS MAY SUBSTANTIALLY ALTER THE ORIGINAL SITE PLAN.
8. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

9. ALL NEVADA POWER COMPANY EASEMENTS, APPURTENANCES, LINES AND POLES MUST BE SHOWN AND SHALL BE LOCATED ENTIRELY WITHIN THE PERIMETER LANDSCAPE AREA OF THIS DEVELOPMENT. DISTRIBUTION LINES, EXISTING OR PROPOSED, SHALL BE PLACED UNDERGROUND.
10. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
11. THE CIVIL IMPROVEMENT PLANS WILL NEED TO SHOW THE CITY OWNED RIGHT-OF-WAY TRAVERSING THIS SITE, IN THE AREA OF THE EXISTING STORM DRAIN FACILITY. ADDITIONALLY, THE PROPERTY OWNER MUST APPLY FOR A VACATION OF THIS RIGHT-OF-WAY; CONSEQUENTLY, THE CITY WILL RESERVE EASEMENTS TO ALLOW THE DEVELOPER TO COMPLETE THIS PROJECT AS PROPOSED.
12. THE CIVIL IMPROVEMENT PLANS MUST SHOW ALL EXISTING EASEMENTS.
13. APPROPRIATE MAPPING MUST BE FILED TO CREATE THE PROPOSED PARCEL AND REMOVE THE INTERNAL PROPERTY LINE(S).
14. FIRE ACCESS LANES SHALL BE LOCATED IN ACCORDANCE WITH FIRE CODE REQUIREMENTS.
15. FIRE ACCESS LANES SHALL BE MARKED TO PROHIBIT PARKING IN ACCORDANCE WITH THE FIRE CODE.
16. TURNING RADII ALONG THE FIRE ACCESS LANE SHALL BE DESIGNED IN ACCORDANCE WITH THE FIRE CODE.

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

### **CONSENT AGENDA**

**4. APPROVAL OF SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF AUGUST 6, 2008.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Vice-Chairwoman Buck

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

NAYS: None

ABSTAIN: None

**5. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF AUGUST 6, 2008.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Vice-Chairwoman Buck

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

NAYS: None

ABSTAIN: None

### **BUSINESS**

**6. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF COLLEGE PARK SHOPPING CENTER'S COMMERCIAL FACADE UPGRADE PROGRAM APPLICATION WITH REIMBURSEMENT OF ELIGIBLE EXPENSES IN AN AMOUNT NOT TO EXCEED \$12,346.25.**

Economic Development Director Mike Majewski explained that Weingarten came to the Redevelopment Agency for support. It was not brought to the Agency until the consultant, Moore Iacofano and Goltsman, had developed preliminary findings on a vegetation palate for the downtown. Representatives from Moore Iacofano and Goltsman met with the City and Weingarten to look over the list and felt that the palate of plantings would be compatible with the future Downtown Master Plan.

Chairman Eliason questioned whether Staff spoke with Weingarten in regards to date palms versus the Washingtonians. Economic Development Director Majewski said that it was relayed to Weingarten.

**Susan McMasters, 8113 Bay Springs Drive, Las Vegas**, represented Weingarten Realty and presented renderings of new projects at Decatur Boulevard and 215 and Fort Apache Road and Tropicana Avenue which were anchored by large tenants. She explained her company does not go with the date palms because there was a huge expense difference. The date palms were hybrids, susceptible to everything, required a large bed for placement and were heavy. Weingarten went to a committee and got together with Albertson's and CVS. Each one allocated expenditure of \$15,000 to budget for landscaping. She explained the beds were small at College Park and date palms were too large for placement and cost prohibitive.

Board Member Smith questioned if the trees were replaced if damaged. Ms. McMasters explained they would be replaced.

Vice-Chairwoman Buck questioned if Moore Iacofano Goltsman recommended date palms on the landscaping palate. Economic Development Director Majewski explained that neither he nor his staff had expertise in landscaping, horticulture or botany and assisted Weingarten by having the consultants talk with them with Staff in attendance. He explained that to move this forward he wanted the consultants to look at what was presented to see if it was compliant with what was proposed. Ms. McMasters explained a tree was needed that would grow up and spread enough but still be able to see the tenant's sign.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: Chairman Eliason

ABSTAIN: None

### **PUBLIC FORUM**

There was no public participation.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 6:06 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: October 1, 2008**

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

**ATTEST:**

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