

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

October 1, 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

**WELCOME**

Robert L. Eliason, Chairman

**ROLL CALL**

**PRESENT**

Chairman Robert L. Eliason  
Vice Chairwoman Shari Buck  
Board Member Michael L. Montandon  
Board Member William E. Robinson  
Board Member Stephanie S. Smith

**STAFF PRESENT**

City Manager Gregory E. Rose  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen L. Storms  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender  
Assistant City Clerk Anita Sheldon

**VERIFICATION**

Karen L. Storms, CMC  
City Clerk

## **AGENDA**

### **1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING AGENDA OF OCTOBER 1, 2008.**

ACTION: APPROVED

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**

### **2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF SEPTEMBER 3, 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

### **3. DISCUSSION AND/OR ACTION REGARDING THE FUNDING OF A COMMERCIAL FACADE UPGRADE PROGRAM FOR JERRY'S NUGGET CASINO, LOCATED AT 1821 NORTH LAS VEGAS BOULEVARD IN AN AMOUNT NOT TO EXCEED \$99,000 IN ELIGIBLE REIMBURSEMENT EXPENSES.**

Redevelopment Manager Larry Bender explained the item was a request by Jerry's Nugget Casino for assistance in the amount of \$99,000.00 from Redevelopment Agency funds toward the total of \$221,000.00 in improvements of the exterior of the casino, which included awnings, painting, landscaping and stone work.

Board Member Robinson asked Peter DeMangus of Jerry's Nugget when the renovations of the hotel were expected to begin. Mr. DeMangus anticipated the renovations of the hotel and parking garage would begin in about 18 months.

ACTION: FUNDING APPROVED

MOTION: Board Member Montandon

SECOND: Vice Chairwoman Buck

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

NAYS: None

ABSTAIN: None

4. **GRANT OF EASEMENT TO NEVADA POWER COMPANY AS PART OF THE NORTH 5TH STREET IMPROVEMENTS - PHASE I IMPROVEMENTS PROJECT ON REDEVELOPMENT AGENCY OWNED PROPERTY, LOCATED ON THE EAST SIDE OF NORTH 5TH STREET AND LAKE MEAD BOULEVARD EAST BOUND.**

Redevelopment Manager Bender explained Nevada Power requested an easement of land owned by the Redevelopment Agency to improve service along North 5<sup>th</sup> Street.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Vice Chairwoman Buck

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

NAYS: None

ABSTAIN: None

5. **SPR-12-08 (LAS FLORES SHOPPING CENTER); AN APPLICATION SUBMITTED BY LAS FLORES SHOPPING CENTER ON BEHALF OF CRDF PLAZA VEGAS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN RA/CR REDEVELOPMENT AREA/COMMERCIAL RETAIL SUBDISTRICT CONSISTING OF AN APPROXIMATE 352,210 SQUARE-FOOT SHOPPING CENTER ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF HAMILTON STREET AND LAS VEGAS BOULEVARD.**

Planning and Zoning Manager Marc Jordan stated the site plan review was for Las Flores Shopping Center, which consisted of over 352,000 square feet of retail space in 14 buildings. The applicant requested four waivers to the commercial design standards. They requested a reduction of landscaping along Carey Avenue to 15 feet, an attached

sidewalk instead of a detached meandering sidewalk, reduction of the landscape buffer along the western and southern property lines to 10 or 12 feet, and elimination of the six-foot landscape islands in the parking lot. Instead of landscape islands on every other row of parking, the applicant agreed to install landscape diamonds for every third parking space, which was equivalent to the amount of landscaping provided by the islands. In addition, it prevented cars from cutting through the parking lot and created a tree canopy effect over the parking lot.

Staff recommended approval of the waivers, with additional conditions. A minimum of 80% landscaping instead of 60% and additional trees were recommended along Carey Avenue. A parallel, detached sidewalk was required along Las Vegas Boulevard and Hamilton Street, instead of a meandering sidewalk, except for turn lanes, bus loading and ADA areas where sidewalks were attached. Staff recommended a minimum of 10 feet of landscaping along the western and southern property lines. The sidewalks required modification to be ADA compliant.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas** stated the project was a \$110 million investment in the downtown Redevelopment area and created 750 permanent jobs in addition to the jobs related to the construction of the shopping center. National, regional and local companies were expected to be tenants of the shopping center, which included restaurants as well as stores.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson** agreed it was a very exciting development and pointed out in addition to jobs, property value and sales tax revenues would also be increased. It was a very large project and was predicted to create interest for further investment in the downtown area. The developer, Montecito Commercial LLC, had an excellent track record, and Serafin, which was a pension fund advisor, provided secure funding for the project, which was owned by CRDF Plaza Vegas, LLC.

Ms. Lazovich stated the applicant agreed with the additional conditions recommended by Staff.

Vice Chairwoman Buck asked when development was expected to begin. Mr. Garcia stated they hoped to break ground in early 2009. Vice Chairwoman Buck said she was very excited about the project and felt it was of great benefit to the City. Board Member Smith agreed development of the Las Flores project and the new City Hall were great benefits for the City's economy. Board Member Montandon encouraged the staffs of both projects to continue to communicate and collaborate with each other. Board Member Robinson expressed enthusiasm about the project and was pleased the funding was secure.

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

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER METHOD, DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. SUBMIT A COPY OF THE REVISED SITE PLAN TO THE PLANNING & ZONING DEPARTMENT. THE DEVELOPMENT SHALL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - A. PROVIDE THIRTY TWO (32) BICYCLE PARKING SPACES FOR THE ENTIRE DEVELOPMENT WITHIN 100 FEET FROM THE BUILDING ENTRANCES. A TYPICAL BICYCLE PARKING SPACE SHALL BE AT LEAST 6 FEET LONG BY 2 FEET WIDE. COVERED BICYCLE PARKING FACILITIES MAY BE LOCATED WITHIN A BUILDING OR STRUCTURE, UNDER A BUILDING EAVE, STAIRWAY, ENTRANCE, OR SIMILAR AREA, OR UNDER A SPECIAL STRUCTURE TO COVER THE PARKING.
  - B. SHOW STAGGERED LANDSCAPE DIAMONDS OF 5 FEET X 5 FEET WITH A TREE FOR EVERY THREE (3) PARKING SPACES.
  - C. THE USE OF DIFFERENT COLOR OR TEXTURED MATERIALS FOR THE PEDESTRIAN CONNECTION ROUTES IS REQUIRED.
  - D. PROVIDE A SIX (6) FOOT WIDE FOUNDATION LANDSCAPING AROUND THE PROPOSED NEW BUILDINGS. IF THE FOUNDATION LANDSCAPING IS DETERMINED TO BE IMPRACTICAL BECAUSE OF SOIL CONDITIONS EITHER LANDSCAPING MAY BE TRANSPOSED WITH THE SIDEWALK OR ABOVE GROUND PLANTERS SHALL BE PROVIDED .
  - E. A MINIMUM 80 PERCENT GROUND COVERAGE SHALL BE PROVIDED WITHIN THE LANDSCAPING NEXT TO CAREY AVENUE, IN ADDITION TO REQUIRED TREES. TREES SHALL BE SPACED AT 20 FEET ON CENTER AND SHALL NOT EXCEED A MATURE HEIGHT OF 15 FEET DUE TO THE LOCATION OF UTILITY POLES.
  - F. THE SIDEWALK NEXT TO LAS VEGAS BOULEVARD AND HAMILTON STREET SHALL BE PARALLEL TO AND OFF-

SET FROM THE BACK OF CURB BY A MINIMUM OF FIVE FEET, EXCEPT FOR TURN LANES, BUS LOADING AND ADA AREAS.

- G. A MINIMUM 10 FEET OF LANDSCAPING SHALL BE PROVIDED ADJACENT TO THE WESTERN AND SOUTHERN PROPERTY LINES.
  - H. THE SIDEWALK AND CURB RETURNS AT ALL DRIVEWAYS ADJACENT TO CAREY AVENUE SHALL BE MODIFIED TO MEET THE CURRENT DESIGN REQUIREMENTS RELATED TO THE AMERICANS WITH DISABILITIES ACT. THE ADDITIONAL WIDTH OF THE SIDEWALK MAY ENCROACH INTO THE REQUIRED LANDSCAPED AREA.
3. PROVIDE A DETAIL COLOR SCHEME FOR ALL THE PROPOSED BUILDINGS CONSISTENT WITH THE GUIDELINES LISTED IN THE DOWNTOWN MASTER PLAN/ INVESTMENT STRATEGY.
  4. PROVIDE A DECORATIVE BLOCK WALL AND/OR WROUGHT IRON VIEW FENCE TO SCREEN THE RESIDENTIAL DEVELOPMENTS ALONG THE WEST AND SOUTH PROPERTY LINES.
  5. A MINIMUM OF FIVE (5) STACKING SPACES SHALL BE PROVIDED BEHIND THE 'ORDER BOX' FOR THE FAST FOOD RESTAURANT.
  6. APPROVAL OF A TRAFFIC STUDY IS REQUIRED PRIOR TO THE CIVIL IMPROVEMENT PLANS.
  7. THE CIVIL IMPROVEMENT PLANS FOR THE PROJECT SHALL INCLUDE SCHEDULE 40 PVC FIBER OPTIC CONDUIT ALONG CAREY AVENUE AND LAS VEGAS BOULEVARD.
  8. THE SIZE AND NUMBER OF DRIVEWAYS AND THEIR LOCATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF NORTH LAS VEGAS TRAFFIC ENGINEER AND MUST MEET THE STANDARDS SET FORTH IN NORTH LAS VEGAS MUNICIPAL CODE SECTION 17.24.130. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.

9. 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.
10. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
11. NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONCURRENCE WITH THE RESULTS OF THE DRAINAGE STUDY IS REQUIRED PRIOR TO APPROVAL OF THE CIVIL IMPROVEMENT PLANS.
12. ALL KNOWN GEOLOGICAL 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.
13. THE PUBLIC STREET GEOMETRICS, WIDTH OF OVER-PAVE AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
14. 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.
15. PRIOR TO THE INSTALLATION OF ANY SUBGRADE STREET IMPROVEMENTS, ALL REQUIRED UNDERGROUND UTILITIES (I.E. TELEPHONE, POWER, WATER, ETC.) LOCATED WITHIN PUBLIC RIGHTS-OF-WAY, SHALL BE EXTENDED A MINIMUM OF TEN (10) FEET BEYOND THE PROJECT BOUNDARY.
16. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
17. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES.
18. RELOCATE COMMERCIAL DRIVEWAY CLOSEST TO APN 139-13-302-004 ON LAS VEGAS BOULEVARD NORTH TO LINE UP WITH MEDIAN OPENING.

19. PROVIDE A COPY OF NDOT ENCROACHMENT PERMIT FOR LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY AND ALSO NEED AN ENCROACHMENT PERMIT FROM NDOT FOR CONSTRUCTION OF COMMERCIAL DRIVEWAY BEING RELOCATED.
20. PROPERTY OWNER IS REQUIRED TO GRANT A 3 X 30 LOAD PAD EASEMENT FOR BACK OF CAT BUS TURN-OUT.
21. SHOW ALL EXISTING EASEMENTS AND VACATION / RELINQUISHMENT DOCUMENT INFORMATION OF ANY ABANDONED EASEMENTS.
22. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
23. FIRE ACCESS LANES SHALL BE LOCATED SUCH THAT NO PORTION OF THE GROUND FLOOR WALLS ARE LOCATED MORE THAN 150 FEET FROM AN ACCESS LANE TO BE MEASURED AS A PERSON WOULD WALK.
24. FIRE ACCESS LANES SHALL BE A MINIMUM OF 24 FEET.
25. FIRE ACCESS LANES SHALL BE PROVIDED WITH 52 FEET OUTER AND 28 FEET INNER TURN RADII.
26. FIRE ACCESS LANES SHALL BE MARKED TO PROHIBIT PARKING IN ACCORDANCE WITH THE FIRE CODE.

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 FORUM**

There was no public participation.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:49 P.M.

MOTION: Chairman Eliason

SECOND: Vice Chairwoman Buck

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

NAYS: None

ABSTAIN: None

**APPROVED: November 5, 2008**

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

**APPROVED:**

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