

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

March 4, 2009

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**

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  
Acting City Clerk Anita Sheldon  
Economic Development Director Mike Majewski  
Fire Chief Al Gillespie  
Human Resources Director Joyce Lira  
Parks and Recreation Manager Jon Jainga  
Planning and Zoning Director Frank Fiori  
Assistant to the City Manager Michelle Bailey-Hedgepeth  
Planning and Zoning Manager Marc Jordan  
Redevelopment Manager Larry Bender  
Chief Deputy City Clerk Jennifer Snyder  
Deputy City Clerk Adelmira Tapia-Rojas

**WELCOME**

Chairman Robert L. Eliason

**VERIFICATION**

Anita Sheldon  
Acting City Clerk

**AGENDA**

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MARCH 4, 2009.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

**PUBLIC HEARINGS**

2. **VN-01-09 (SPEEDWAY HOTEL & CASINO); AN APPLICATION SUBMITTED BY GANASTE LLC, PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 13 FOOT BUILDING SETBACK, A 12 FOOT BUILDING SETBACK, A ONE FOOT BUILDING SETBACK AND A ZERO FOOT BUILDING SETBACK WHERE 20 FEET IS THE MINIMUM BUILDING SETBACK REQUIRED ON PROPERTY LOCATED AT 3227 CIVIC CENTER DRIVE. (ASSOCIATED ITEM NO. 3, UN-105-08)**

Item Nos. 2 and 3 were heard together.

Planning and Zoning Manager Marc Jordan explained that the variance application was for six of the eight proposed buildings on the site. They were temporary buildings to be used for the construction of the rehabilitation work that was needed on the portion of the building that caught fire last summer and would be used for temporary office space, a break room, storage and restroom facilities. Only six of the buildings needed a variance for the set backs. Manager Jordan explained that most of the buildings would be located on the west property line just below the on ramp to the freeway and one building would be located off of Cope Avenue. After review, due to the fire, parking requirements and situation of the building for compliance with the property requirements, Staff and the Planning Commission recommended approval.

Chairman Eliason opened the public hearing.

**Richard Serfas, 901 N. Green Valley Parkway, Suite 200, Henderson, NV,** represented the applicant and explained that the temporary trailers were sited as close to the freeway as possible which provided a buffer from other properties. No parking or landscaping had been impacted and they were proceeding with renovations of the site. He explained that where the fire struck was the area which housed the Human Resources offices, payroll and operations offices. The offices were moved into the trailers while renovations were being completed. Chairman Eliason questioned the completion time. Manager Jordan explained that the use permit and variance were effective for one year. If more time was needed, the applicant would need to request an extension.

Chairman Eliason closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THAT THE SITE BE IN COMPLIANCE WITH ALL CONDITIONS OF APPROVAL FOR UN-105-08.

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

3. **UN-105-08 (SPEEDWAY HOTEL & CASINO); AN APPLICATION SUBMITTED BY GANASTE LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW EIGHT TEMPORARY BUILDINGS ON PROPERTY LOCATED AT 3227 CIVIC CENTER DRIVE. (ASSOCIATED ITEM NO. 2, VN-01-09)**

See comments under Item No. 2, VN-01-09.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER, OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES

AND ORDINANCES.

2. THE TEMPORARY (BUILDING) USE OF THIS SITE SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL.

3. THE LOCATION OF THE TEMPORARY TRAILERS SHALL BE LOCATED IN AREAS THAT DOES NOT REMOVE THE EXISTING LANDSCAPING WITHING THE SITE.

4. VEHICULAR ACCESS FROM COPE AVENUE WILL BE PROHIBITED.

5. TEMPORARY TRAILERS WILL BE LOCATED SUCH THAT EMERGENCY ACCESS IS NOT OBSTRUCTED.

6. IF CONNECTIONS TO WATER AND SEWER LINES ARE MADE, CIVIL IMPROVEMENT PLANS MUST BE SUBMITTED AND APPROVED BY THE UTILITIES DEPARTMENT.

7. WATER AND SEWER CONNECTIONS FOR TEMPORARY TRAILERS WILL ONLY BE ALLOWED FOR ONE YEAR. AFTER THIS ONE YEAR TIME, ALL CONNECTIONS MUST BE ABANDONED PER UDACS AND WASTE WATER STANDARDS. OTHERWISE ADDITIONAL CONNECTION FEES WILL APPLY.

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

### **BUSINESS**

#### **4. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF FEBRUARY 4, 2009.**

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 FORUM**

**Stanley Washington, 2200 Matheson Street, North Las Vegas,** spoke about new energy technologies and introduced Dan Parmley, Sr., with TEECO International who talked about his company and new opportunities.

**ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:51 P.M.

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

**APPROVED: April 1, 2009**

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

**ATTEST:**

/s/ Anita Sheldon  
Anita Sheldon  
Acting City Clerk