

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

September 6, 2006

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:30 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL PRESENT

Robert L. Eliason, Chairman
Shari Buck, Vice Chairman
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 Samuel Chambers
Assistant City Manager Maryann Ustick
City Attorney Sean McGowan
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Fire Chief Al Gillespie
Planning and Zoning Director Jory Stewart
Planning and Zoning Manager III Marc Jordan
Acting Public Works Director Qiong Liu
Redevelopment Manager Larry Bender

WELCOME Chairman Robert L. Eliason

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF SEPTEMBER 6, 2006.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC HEARINGS - 5:30 p.m.

2. UN-53-06 (ADVANTAGE CHECK CASHING); AN APPLICATION SUBMITTED BY ROBERT FRAGMENT, ON BEHALF OF DONE DEVELOPMENT, LLC, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A DEFERRED DEPOSIT LOAN FACILITY ON PROPERTY LOCATED AT 2657 NORTH LAS VEGAS BOULEVARD.

Planning and Zoning Manager Marc Jordan stated when the application was originally filed it was for simple fee check cashing only. The applicant later submitted a revised letter and requested a use permit for a deferred deposit loan facility. He advised Staff had recommended denial to the Planning Commission.

Manager Jordan advised the Planning Commission recommended approval for check cashing only; auto title loans, deferred deposit loans and short term loan operations would be prohibited.

Robert Frimet, 9040 Rusty Rifle, Las Vegas, stated he was a check casher and had been in business for sixteen years. He had applied for a check cashing license only and had no intention of providing any other type of loan.

Mr. Frimet stated a 1% fee would be charged for cashing payroll checks. Money orders, utility payments, postage stamps, post office boxes, fax, notary and copies would also be offered.

Mr. Frimet stated he had signed a three year lease after the Business License Department issued him a license with conditions that specified no deferred deposits and no payday loans.

Board Member Smith asked the applicant if he would agree to a one year review and he stated he would.

ACTION: APPROVED, AS AMENDED; SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the special use permit is site specific and non-transferable;
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances;
3. That any expansions to the proposed use shall be subject to Planning Commission review and approval.
4. The development of this site shall be in compliance with the Commercial Development Standards and Design Guidelines, including but not limited to:
 - a. providing a minimum of 22 parking spaces.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

3. **UN-55-06 (RICO'S SMOG CHECK); AN APPLICATION SUBMITTED BY LUIS RICO, ON BEHALF OF DONEL DEVELOPMENT, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY ON PROPERTY LOCATED AT 2647 NORTH LAS VEGAS BOULEVARD.**

Planning and Zoning Manager Marc Jordan stated the applicant planned to occupy a suite within the building, keeping the equipment inside and bringing it out as needed. He stated a sidewalk in front of the building with pedestrian traffic would be a safety hazard; therefore, Staff recommended denial.

ACTION: DENIED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

4. UN-57-06 (CHEYENNE POINTE); AN APPLICATION SUBMITTED BY THE MONTECITO COMPANIES, ON BEHALF OF OTG CIVIC, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-2 GENERAL COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE-THRU ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CHEYENNE AVENUE AND CIVIC CENTER DRIVE.

Planning and Zoning Manager Marc Jordan stated the proposed development was in compliance and consistent with Commercial Design Standards. He advised Staff and the Planning Commission recommended approval.

Jennifer Lazovich, Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, expressed appreciation on behalf of the applicant for Staff and Planning Commission's approval and requested the Use Permit be subject to the Planning Commission's revised conditions.

ACTION: APPROVED, AS AMENDED; 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 UN-57-06 is site specific and non-transferable.
3. That UN-57-06 shall comply with the conditions of approval for SPR-35-05.
4. Development of the site shall comply with the Commercial Development Standards and Design Guidelines, including but not limited to the foundation landscaping and sidewalk areas shall be provided.
5. The parcel shall be subject to cross access and shared parking with the adjacent retail development.
6. A revocable encroachment permit for landscaping within the public right-of-way is required.
7. 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.
8. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

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

6. **VN-23-05 (STORAGE ONE @ CHEYENNE); AN APPLICATION TO AMEND THE CONDITIONS OF APPROVAL OF A VARIANCE GRANTED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 2005 TO REDUCE THE REQUIRED SCREEN WALL HEIGHT FROM A MINIMUM HEIGHT OF 9'3" AND A MAXIMUM WALL HEIGHT OF 10', TO A MINIMUM OF 6' AND A MAXIMUM HEIGHT OF 8' ON PROPERTY GENERALLY LOCATED SOUTH OF CHEYENNE AVENUE AND APPROXIMATELY 250 FEET WEST OF CARROLL STREET.**

Planning and Zoning Manager Marc Jordan stated Staff recommended approval of the previously approved variance with Condition No. 4 amended.

ACTION: APPROVED, AS AMENDED; SUBJECT TO THE FOLLOWING CONDITION:

4. The screen walls to the east and to the north of "Building B" shall be a minimum height of eight (8) feet and a maximum height of ten (10) feet. Screen walls shall be permitted to tie into the side of "Building B" as shown on the submitted site plan provided that:
 - a. Landscaping between "Building B" and the eastern property line shall contain low growing trees and shrubs that are in compliance with Nevada Power and the Commercial Development Standards.
 - b. The north and east walls of "Building B" shall be stucco, textured finished concrete, split-face concrete masonry units, or texture coated flat panel metal.
 - c. The screen wall shall be decorative.
 - d. A wrought iron view fence and gate shall be provided along Harewood Avenue between the decorative wall and the eastern property line.

MOTION: Board Member Montandon

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

BUSINESS

7. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MINUTES OF AUGUST 2, 2006.

ACTION: APPROVED

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

8. DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBERS 139-23-211-032, 139-23-211-033 AND 139-23-211-034 IN THE APPROXIMATE AMOUNT OF \$830,000 FROM THE ESTES FAMILY TRUST DATED NOVEMBER 12, 1993, FOR APPROXIMATELY .64 ACRES GENERALLY LOCATED NEAR THE CORNER OF LOLA AVENUE AND WHITE STREET.

Redevelopment Manager Larry Bender advised Staff recommended approval.

ACTION: APPROVED

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

9. DISCUSSION AND POSSIBLE ACTION FOR THE ACQUISITION OF CLARK COUNTY ASSESSOR'S PARCEL NUMBER 139-23-211-037 IN THE APPROXIMATE AMOUNT OF \$450,000 FROM GLEN LAMAR LARSON, FOR APPROXIMATELY .22 ACRES GENERALLY LOCATED NEAR THE CORNER OF LAKE MEAD BOULEVARD AND WHITE STREET.

Redevelopment Manager Larry Bender advised Staff recommended approval.

ACTION: APPROVED

MOTION: Board Member Robinson

SECOND: Vice Chairman Buck

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

NAYS: None

ABSTAIN: None

5. UN-59-06 (REBEL OIL); AN APPLICATION SUBMITTED BY REBEL OIL COMPANY, INC., PROPERTY OWNER, FOR A USE PERMIT IN AN R-A/CR REDEVELOPMENT AREA / COMMERCIAL RETAIL SUBDISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS ON PROPERTY LOCATED AT 3608 TO 3712 EAST LAKE MEAD BOULEVARD.

Acting Public Works Director Qiong Liu advised Condition No. 7 a, b, c, d was not required by Staff.

Todd McBrayer, Breslin Builders, 5525 Polaris Avenue, Suite B, Las Vegas, stated he was in agreement.

ACTION: APPROVED, AS AMENDED; SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the building setback along the north property line between residential and commercial zoned property shall be twenty feet (20) feet, unless a waiver is approved;
3. Must comply with the Commercial Development Standards and Design Guidelines, including but not limited to:
 - a. That the foundation landscaping, or an acceptable alternative, is required

- along the east elevation;
 - b. That the perimeter landscaping areas shall be at least 25 feet in width from back of curb to perimeter walls or buildings including sidewalks;
 - c. That the west elevation is compatible to the remaining elevations.
 - d. That a berm is constructed along the south property line (Lake Mead Boulevard).
 - e. That no roof ladders, scuppers or downspouts are located on the exterior of the building.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 6. 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.
 7. The limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A must be shown on all site plans, civil improvement plans, etc. submitted to the City.
 - a. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - b. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - c. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - d. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
 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. 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.

10. 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.
11. 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.
12. 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.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lake Mead Boulevard.
15. Dedication of right of way for the Las Vegas Wash Channel is required.
16. A merger and resubdivision parcel map must be filed to create the proposed parcel.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. The property owner is required to sign a restrictive covenant for utilities.
19. A revocable encroachment permit for landscaping within the public right of way is required.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:52 P.M.

MOTION: Board Member Montandon

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

APPROVED: November 1, 2006

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary