

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

May 7, 2008

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRWOMAN SHARI BUCK

CALL TO ORDER

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

ROLL CALL

PRESENT

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

EXCUSED

Robert L. Eliason, Chairman

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Sam Chambers
City Attorney Carie Torrence
City Clerk Karen Storms
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender

WELCOME

Shari Buck, Vice Chairwoman

VERIFICATION

Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MAY 7, 2008.**

ACTION: APPROVED

MOTION: Board Member Smith

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

ABSENT: Chairman Eliason

PUBLIC HEARINGS

2. **UN-14-08 (STORAGE ONE AT CHEYENNE POINT); AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF CHEYENNE MINI STORAGE PARTNERS, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW U-HAUL RENTAL VEHICLES IN CONJUNCTION WITH AN EXISTING MINI-STORAGE FACILITY ON PROPERTY LOCATED AT 2435 EAST CHEYENNE AVENUE.**

Planning and Zoning Manager Marc Jordan explained the applicant requested that two U-Haul vehicles be allowed on the site and stored in the complex. Planning Commission conditioned the applicant to install surveillance equipment that would be monitored by the staff. Staff and the Planning Commission recommended approval.

Bob Genzer, Genzer Consulting (no address given), represented the applicant and stated he agreed with the recommendations of the Planning Commission.

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. THAT UN-14-08 IS SITE SPECIFIC AND NON-TRANSFERABLE.
3. THAT STORAGE/PARKING OF THE RENTAL VEHICLES SHALL BE PROHIBITED IN AREAS IMMEDIATELY ADJACENT TO AND VISIBLE FROM CHEYENNE AVENUE.

4. THAT THE MAXIMUM NUMBER OF RENTAL VEHICLES ON-SITE BE LIMITED TO TWO (2) VEHICLES.
5. THAT UN-14-08 SHALL COMPLY WITH THE CONDITIONS OF APPROVAL FOR SPR-35-05 AND UN-66-05.
6. THE STORAGE/PARKING AREA OF THE RENTAL VEHICLES SHALL BE UNDER 24 HOUR VIDEO SURVEILLANCE.

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

3. VN-03-08 (G & M RETAIL); AN APPLICATION SUBMITTED BY G & M DEVELOPMENT INC., PROPERTY OWNER, FOR A VARIANCE IN A C-2 GENERAL COMMERCIAL DISTRICT OF THE NORTH REDEVELOPMENT AREA TO ALLOW A TEN FOOT BUILDING SETBACK WHERE A TWENTY FOOT BUILDING SETBACK IS THE MINIMUM REQUIRED ON PROPERTY LOCATED AT 2440 NORTH LAS VEGAS BOULEVARD.

Planning and Zoning Manager Marc Jordan explained this was the same request approved in 2004 which expired and was consistent with the site plan review. The applicant requested waivers to the landscape requirements and proposed to redevelop the site with 14,000 square feet of commercial space. Staff and the Planning Commission recommended approval.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH THE VARIANCE, WAIVER OR ANOTHER METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES; AND
2. THAT, IF SPR-03-08 IS APPROVED, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CONDITIONS THEREOF. IF SPR-03-08 IS NOT APPROVED, THIS ITEM SHALL BE CONSIDERED NULL AND VOID; AND

3. THAT ALL NEW CONSTRUCTION BE ALLOWED TO HAVE A MINIMUM SETBACK OF TEN FEET (10.00') FROM THE CARROLL STREET AND CAREY AVENUE RIGHTS-OF-WAY.

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

CONSENT AGENDA

4. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF FEBRUARY 6, 2008.

ACTION: APPROVED

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

5. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF MARCH 5, 2008.

ACTION: APPROVED

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

6. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF APRIL 2, 2008.

ACTION: APPROVED

MOTION: Board Member Montandon

SECOND: Board Member Robinson

AYES: Vice

NAYS: None

ABSTAIN: None

ABSENT: Chairman Eliason

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:34 P.M.

APPROVED: June 4, 2008

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

ATTEST:

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