

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

December 1, 2004

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 Rose
Assistant City Manager Dan Tarwater
City Attorney Sean McGowan
City Clerk Karen L. Storms
Planning and Zoning Director Jory Stewart
Deputy Director of Planning and Development Kenny Young

WELCOME Chairman Robert L. Eliason

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF DECEMBER 1, 2004.**

ACTION: APPROVED

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

BUSINESS

2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF SEPTEMBER 1, 2004.

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

3. RATIFICATION OF THE REDEVELOPMENT AGENCY'S 2004 - 2005 ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT GRANT APPLICATION IN THE AMOUNT OF \$200,000 FOR THE DOWNTOWN AND NORTH REDEVELOPMENT AREAS.

Deputy Director of Planning and Development Kenny Young explained this grant would provide funds to clean up environmentally-challenged sites within the Redevelopment Area. This year a \$200,000 application was submitted for a plan to be implemented within North Las Vegas and an assessment done of all Redevelopment properties. Staff recommended approval.

ACTION: RATIFIED

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

4. SPR-54-04 (REGALADO RESIDENCE); AN APPLICATION SUBMITTED BY D.F. LARA CONSTRUCTION ON BEHALF OF SAUL AND ESMERALDA REGALADO, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN AN R-A/R-2 REDEVELOPMENT AREA/MEDIUM HIGH DENSITY RESIDENTIAL SUBDISTRICT FOR THE EXPANSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A TWO-FAMILY DWELLING ON A NON-CONFORMING LOT LOCATED AT 1823 NORTH BRUCE STREET.

Deputy Director Young said on November 10, 2004, the Planning Commission recommended approval of SPR-54-04 subject to staff conditions. The applicant requested expansion of an existing single-family dwelling into a two-family dwelling on a non-conforming lot. The site was non-conforming because of its lot width of only 50 feet which did not meet the required minimum lot width of 60 feet in the R-A/R-2 district. The subject site was located within the downtown redevelopment area and was approximately 7,470 square feet. The proposed development included an upgrade of the existing single-family home in addition to the construction of a new second residence and two new two-car garages. All the buildings would be attached. Redevelopment staff recommended approval subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines, including, but not limited to:
 - a. All sides of the proposed two-family dwelling shall have pop-outs or other architectural detailing around windows, entrance doors and garage doors.
3. The driveway may encroach into the side setback along the northern boundary of the property, but a five-foot (5') setback shall be maintained where feasible.
4. The developer shall file a Merger and Re-Subdivision Parcel Map prior to approval of a building permit for this project.

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

5. **SPR-56-04 (NORTH VISTA PROFESSIONAL PLAZA); AN APPLICATION SUBMITTED BY INSIGHT HOLDINGS ON BEHALF OF LASSEN MARKET, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/CREC REDEVELOPMENT AREA/COMMERCIAL RECREATION SUBDISTRICT FOR A 91,000 SQUARE-FOOT MEDICAL OFFICE COMPLEX CONSISTING OF SEVEN BUILDINGS ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCDANIEL STREET AND HUNKINS DRIVE; AND A WAIVER FROM THE COMMERCIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO ALLOW BUILDINGS TO BE PLACED IN THE INTERIOR OF THE SITE RATHER THAN ORIENTED TO THE STREET FRONTS AS REQUIRED.**

Deputy Director Young stated on November 10, 2004, the Planning Commission recommended approval of SPR-56-04 subject to staff conditions. The applicant requested approval of a 91,000 square-foot medical office complex consisting of seven buildings. Building A was designated as a 52,000 square-foot, two-story medical office building; buildings B, C, G and F were designated as 5,200 square-foot buildings; buildings D and E were designated as 8,960 square-foot buildings. In addition, the applicant requested a waiver from the Commercial Development Standards and Design Guidelines to allow buildings to be placed in the interior of the site rather than oriented to the street fronts as required.

The application for the property reclassification from the R-A/CREC Redevelopment Area/Commercial Recreation Subdistrict to the R-A/ Office Redevelopment Area Office Subdistrict ZN-112-04 was scheduled to be heard by the City Council on December 1 and December 15 for consideration. One condition was added to this application which indicated if ZN-112-04 was not passed by the City Council, the site plan would be null and void.

George Garcia was at the meeting to represent the applicant.

Board Member Smith asked Deputy Director Young what was being done externally on the back of the buildings if the medical offices would be facing the street. Deputy Director Young explained there would be four-sided architecture on the buildings to make them visually appealing. Staff recommended approval with 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. The development shall comply with all Commercial Development Standards and Design Guidelines, including, but not limited to, the following:

- a. All required parking lot landscaping; and
 - b. A pedestrian plaza a minimum of 350 square feet.
3. Driveway size and location is 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.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal 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. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required, it will be at the expense of the developer.
8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or City of North Las Vegas Municipal Code Section 16.24.100.B:
 - a. McDaniel Street
 - b. Hunkins Drive
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. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. SPR-56-04 shall be null and void if ZN-112-04 is not approved by the City Council.

ACTION: APPROVED

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

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 5:40 p.m.

ACTION: APPROVED

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

APPROVED: March 2, 2005

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary