

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

March 7, 2007

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

CHAIRMAN ROBERT L. ELIASON  
VICE CHAIRWOMAN SHARI BUCK

**CALL TO ORDER** 5:39 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

**WELCOME** Robert L. Eliason, Chairman

**ROLL CALL** **PRESENT**

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

**STAFF PRESENT**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
City Attorney Carie Torrence  
City Clerk Karen Storms  
Economic Development Director Mike Majewski  
Deputy Fire Chief Kevin Brame  
Planning and Zoning Manager Marc Jordan  
Redevelopment Agency Manager Larry Bender  
Senior Assistant to the City Manager Kenny Young  
Chief Deputy City Clerk Anita Sheldon

**VERIFICATION** Karen L. Storms, CMC  
City Clerk

## **AGENDA**

### **1. APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF MARCH 7, 2007.**

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

## **BUSINESS**

### **2. APPROVAL OF REGULAR REDEVELOPMENT AGENCY MEETING MINUTES OF JANUARY 3, 2007.**

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

### **3. PRESENTATION OF THE PROPOSED REQUEST FOR PROPOSAL IN THE AMOUNT OF \$150,000 FOR THE DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY FOR THE AREA NORTH OF OWENS AVENUE, SOUTH OF CHEYENNE AVENUE, WEST OF PECOS ROAD AND EAST OF INTERSTATE ROUTE 15.**

Planning and Zoning Director Jory Stewart explained the Redevelopment Agency was seeking direction on the issuance of a Request for Proposal to do a Downtown Master Plan/Investment Strategy. The area that would be looked at was larger than the two Redevelopment areas and encompassed the area from I-15 east to Pecos Road and from Owens Avenue to Cheyenne Avenue and took in the neighborhoods as well as designated redevelopment areas. The project was consistent with the next phase of the Visioning 2025 which defined the pivotal centers for redevelopment. The goal to create and adopt an aggressive detailed downtown development/redevelopment master plan for inclusion

in the City's Master Plan was delineated in the Visioning 2025 document. The City adopted the Comprehensive Master Plan and the next step was to take the area and do the detailed downtown area plan. The Agency would be looking for input on downtown vision and the strategy would involve stakeholders in the community and potential investors. One of the issues the stakeholders discussed was making sure everyone was on the same page. There were design standards in place showing arrival to the downtown area, which went beyond landscaping, lighting, and streetscape. The scope of work included branding strategy; design standards; downtown connectivity with transit, highway access and automobile connectivity; and pedestrian connectivity within downtown. The Agency would work on redevelopment initiatives, which included an absorption study of what was marketable and how to make it a regional destination within the context of the Valley. The last component was the need to enhance the neighborhoods and work with them on ownership of their own neighborhood and gaining input of the needs. It was important for the City to illustrate the stakeholder commitment to the effort.

Board Member Robinson commented that the City had done enough Master Plans and should not have to spend \$150,000 of taxpayer money to do a Downtown Strategy.

Board Member Smith commented that although it was a lot of money, it was minimal to what this area could be. She felt there was potential in the area and if people bought into the effort it would be money well spent.

Director Stewart explained it was up to \$150,000, and did not know if it would be that expensive and considered another avenue for the transportation section of the study that could be covered through grants from the Regional Transportation Commission.

City Manager Rose explained that Staff hoped the Master Plan would identify public improvements that could be made and create a separate Capital Improvement Program for the Downtown area. He explained that it was a huge benefit to get the redevelopment timeframe extended by the legislature, but if it was not, the City would still need to identify a way of funding public improvements in the downtown area and would recommend a Master Plan to be consistent as the downtown area was developed.

Board Member Montandon commented that downtown would redevelop over a course of ten years but with a plan would only take six years, and accelerated the vision. He felt it critical to do the plan and the idea of a consultant was not to have long term staff hanging around.

Director Stewart explained that some areas were specialized and planning was a generalist field.

Vice Chairwoman Buck explained when attending League of Cities Meetings, there were companies present that do this, bring back success stories of turning downtown around and felt it important to put effort into the downtown. She recommended that Buxton be involved in the project because they could be a key as they talked about possible retailers that could be brought into the downtown area.

Board Member Robinson explained he understood what was being proposed, but felt the City should bring someone on Staff who was capable of doing strategic planning. Board Member Smith pointed out that if people were hired to do this it would cost more than what was proposed and she felt the City would be saving taxpayer money for other needed service and benefits.

**Joe Cain, 2140 North Las Vegas Boulevard, North Las Vegas**, General Counsel for Silver Nugget Gaming, expressed his support for the concept of redevelopment for the downtown and recommended approval of the project.

**Joseph Stamis, 1821 Las Vegas Boulevard North, North Las Vegas**, on behalf of Jerry's Nugget Casino, and requested that Council hire a Master Planner for the redevelopment of downtown.

**Tony Marinello, 1409 East Lake Mead Boulevard, North Las Vegas**, employee of North Vista Hospital, expressed his support of the proposed Master Plan.

Board Member Robinson stated that if the downtown developers were in favor of the plan, they might be interested in paying for the consultant. Mr. Marinello explained that the investors would already be putting money into the downtown area because they would have to comply with redevelopment requirements on street lights and sidewalks and he felt it should be a shared effort.

**Sharon Powers, 3345 West Craig Road, #B, North Las Vegas**, North Las Vegas Chamber of Commerce, expressed support and commitment to the redevelopment of downtown.

ACTION: PRESENTATION MADE

4. **SPR-08-07 (MARY DEE APARTMENTS); AN APPLICATION SUBMITTED BY MICHAEL P. WATSON, PROPERTY OWNER, FOR A SITE PLAN REVIEW OF A MULTI-FAMILY RESIDENTIAL COMPLEX CONSISTING OF TWELVE (12) UNITS, ON PROPERTY LOCATED ON THE NORTH SIDE OF MARY DEE AVENUE APPROXIMATELY 290 FEET EAST OF THE NORTHEAST CORNER OF MARY DEE AVENUE AND CIVIC CENTER DRIVE.**

Planning and Zoning Manager Marc Jordan explained that the applicant proposed to construct 12 units on his property, north of Cheyenne Avenue and east of Civic Center Drive, and had asked for two waivers; to reduce the landscaping along the north, east and west property lines to less than the required twenty feet, and to change the driveway standard to a residential standard. Staff recommended denial, but the Planning Commission approved the item.

**Crystal Hagen, 9688 Spinnaker Creek Avenue, Las Vegas** represented the applicant, Michael P. Watson, and presented a site design request for the Mary Dee lot which proposed a 12 unit multi-family complex on a .47 acre lot near the Community College. She explained the parcel was zoned for R-4 with a maximum of 50 units per acre which would have allowed for a maximum of 23.5 units for the lot. To meet the City codes the density was reduced to 12. The proposed building would have four 2-bedroom units and eight 1-bedroom units and would provide affordable housing for the area. The applicant met with the task force with the original design and responded to concerns regarding a desire for a 13-hour sprinkler system, two sources of water to the property, and a drainage study prior to a building permit. Requests were made for an additional 40 square foot balcony for upper units and 80 foot enclosed patios for lower units. The applicant was asked to change all the units so as not to enter into one common hallway. The plans were revised and submitted to the Planning Department. The Planning Commission supported the project. The applicant included the required 4805 square feet of open space in the design. The open space was not configured to code due to the odd shape of the lot, but was adjacent to a City-owned parcel. The design showed the required 21 parking spaces and would add a minimum of 12 covered parking spaces. The applicant asked for a waiver of the Regional Transportation Commission standards for the driveway entrance to be reduced to 28 feet but would include the commercial radius of 25 feet in and 15 feet out as requested by the Planning Commission since the development was smaller than written in the code. She felt the project was being confused with the adjacent property of Seco Adobe Apartments. She asked that the application be reviewed on its own merit and she requested approval of the project.

Board Member Smith questioned the difference between the request for waivers on this property and the adjacent property. Planning and Zoning Manager Jordan explained in the request for the four lots behind the applicant's property, waivers were requested to reduce the landscaping along the east and west property lines. The difference was that the request was for waivers along two property lines instead of three and they did not request waiver of the Clark County Standard driveway drawing.

Board Member Smith felt strongly that the City standards should not be waived. Ms. Hagen explained the setbacks were minimal and asked for recommendation on what could be done with the lot. She felt reducing the units would not change the setback problem and the parking would be a problem at any angle of the lot. She asked if the Agency would like the applicant to reduce the project to a six-unit development.

Board Member Smith commented that Staff could offer suggestions and she felt it was an issue of design. She suggested that the item be continued so the applicant could continue working with Staff on the design. She was also concerned about the parking issue. Ms. Hagen explained the Planning Commission asked the applicant to provide a larger radius, which was agreed upon and she was not sure if the parking spaces needed to be reduced. She asked the Agency how they would feel about reducing the parking spaces.

Chairman Eliason explained they would not design the project for the applicant. The issue would be voted on as presented or the applicant needed to continue to work with Staff.

ACTION: TABLED TO APRIL 4, 2007

MOTION: Vice Chairwoman Buck

SECOND: Board Member Robinson

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

NAYS: None

ABSTAIN: None

5. **SPR-11-07 (BENITES RESIDENCE); AN APPLICATION SUBMITTED BY MANUEL A. BENITES CERNA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/R-2, REDEVELOPMENT AREA/MEDIUM DENSITY RESIDENTIAL SUBDISTRICT TO ALLOW A SINGLE-FAMILY RESIDENTIAL DWELLING ON AN APPROXIMATE 50 FOOT WIDE LOT WHERE A 60 FOOT WIDE LOT IS REQUIRED ON PROPERTY LOCATED AT 1815 JEFFERSON STREET.**

Planning and Zoning Manager Marc Jordan explained the application was for a non-conforming lot and under the zoning ordinance they could develop on a non-conforming lot when it was demonstrated they complied with ordinance requirements. The applicant met with final design standards and setbacks. The home was a principally permitted use. There were minor issues with the house, regarding architectural detailing around the windows which would be reviewed with the building permit. Staff and Planning Commission recommended approval.

**Ida Fino, 4604 Casa Bonita Drive, North Las Vegas**, spoke as translator for Mr. Benites, property owner, and explained Mr. Benites agreed with Staff conditions.

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

**Joanna Wesley, 3218 Crawford Street, North Las Vegas**, would like to see fewer apartments approved in her area.

**ADJOURNMENT**

**ACTION:** THE MEETING ADJOURNED AT 6:18 P.M.

**MOTION:** Board Member Robinson

**SECOND:** Vice Chairwoman Buck

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

**NAYS:** None

**ABSTAIN:** None

**APPROVED: MAY 2, 2007**

---

CHAIRMAN ROBERT L. ELIASON

**ATTEST:**

---

KAREN L. STORMS, CMC  
CITY CLERK