

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

October 4, 2006

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

CHAIRMAN ROBERT L. ELIASON
VICE CHAIRMAN SHARI BUCK

CALL TO ORDER 5:34 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 Maryann Ustick
City Clerk Karen L. Storms
Economic Development Mike Majewski
Planning and Development Director Jory Stewart
Planning and Development Manager Marc Jordan
Redevelopment Manager Larry Bender
Chief Deputy City Clerk Anita Sheldon

WELCOME Robert L. Eliason, Chairman

VERIFICATION Karen L. Storms, CMC
City Clerk

AGENDA

1. **APPROVAL OF THE REGULAR REDEVELOPMENT AGENCY AGENDA OF OCTOBER 4, 2006.**

ACTION: APPROVED

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

Mayor Pro Tempore Robinson entered Council Chambers at 5:35 P.M.

BUSINESS

2. SPR-32-06; APPROVAL OF SITE PLAN REVIEW AND REQUESTS OF WAIVERS OF THE HIGH-DENSITY RESIDENTIAL DESIGN GUIDELINES FOR THE PROPOSED SECO ADOBE FOUR-PLEX ON PROPERTY (CONSISTING OF FOUR (4) SEPARATE PARCELS), LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND SECO ADOBE CIRCLE. (ASSOCIATED ITEMS NO. 3, SPR-33-06, NO. 4, SPR-34-06 AND NO. 5, SPR-35-06)

Planning and Zoning Director Jory Stewart advised the applicant requested the Board's authorization to develop four two-story four-plexes on four separate vacant parcels. This request encompassed Item Nos. 2, 3, 4 and 5 on the agenda. The applicant requested waivers of the 20-foot buffer zones along the east, west and south property lines; a waiver of the 400 square feet of open space requirement for each unit within the development; and a waiver of the perimeter landscaping requirements along Seco Adobe Circle where the west side of the driveway was approximately 12 feet in width, including the sidewalk, when a minimum of 15 feet was required.

Staff reviewed the requested waivers and felt that since this was an in-fill site within the Redevelopment Area which had been vacant for some time, the waivers were warranted. Staff felt approval of the waivers would not be detrimental to the neighborhood and would yield a product consistent with the existing buildings. Staff recommended approval with the requested waivers, as did the Planning Commission.

ACTION: APPROVED

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

MOTION TO RECONSIDER THIS ITEM WAS MADE AT THE END OF THE MEETING.

3. **SPR-33-06; APPROVAL OF SITE PLAN REVIEW AND REQUESTS OF WAIVERS OF THE HIGH-DENSITY RESIDENTIAL DESIGN GUIDELINES FOR THE PROPOSED SECO ADOBE FOUR-PLEX ON PROPERTY (CONSISTING OF FOUR (4) SEPARATE PARCELS), LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND SECO ADOBE CIRCLE. (ASSOCIATED ITEMS NO. 2, SPR-32-06, NO. 4, SPR-34-06 AND NO. 5, SPR-35-06)**

ACTION: APPROVED

MOTION: Vice Chairman Buck

SECOND: Board Member Montandon

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

NAYS: Chairman Eliason

ABSTAIN: None

MOTION TO RECONSIDER THIS ITEM WAS MADE AT THE END OF THE MEETING.

4. **SPR-34-06; APPROVAL OF SITE PLAN REVIEW AND REQUESTS OF WAIVERS OF THE HIGH-DENSITY RESIDENTIAL DESIGN GUIDELINES FOR THE PROPOSED SECO ADOBE FOUR-PLEX ON PROPERTY (CONSISTING OF FOUR (4) SEPARATE PARCELS), LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND SECO ADOBE CIRCLE. (ASSOCIATED ITEMS NO. 2, SPR-32-06, NO. 3, SPR-33-06 AND NO. 5, SPR-35-06)**

ACTION: APPROVED

MOTION: Vice Chairman Buck

SECOND: Board Member Montandon

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

NAYS: Chairman Eliason

ABSTAIN: None

MOTION TO RECONSIDER THIS ITEM WAS MADE AT THE END OF THE MEETING.

5. **SPR-35-06; APPROVAL OF SITE PLAN REVIEW AND REQUESTS OF WAIVERS OF THE HIGH-DENSITY RESIDENTIAL DESIGN GUIDELINES FOR THE PROPOSED SECO ADOBE FOUR-PLEX ON PROPERTY (CONSISTING OF FOUR (4) SEPARATE PARCELS), LOCATED AT THE SOUTHEAST CORNER OF CIVIC CENTER DRIVE AND SECO ADOBE CIRCLE. (ASSOCIATED ITEMS NO. 2, SPR-32-06, NO. 3, SPR-33-06 AND NO. 4, SPR-34-06)**

ACTION: APPROVED

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

MOTION TO RECONSIDER THIS ITEM WAS MADE AT THE END OF THE MEETING.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:40 P.M.

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

Chairman Eliason reconvened the Redevelopment Agency meeting at 6:00 P.M. Board Member Smith made the motion to reconsider the action on Item Nos. 2 through 5 to permit the applicant to combine all parcels.

ACTION: ITEM NOS. 2 THROUGH 5 RECONSIDERED

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

Board Member Smith moved to continue Item Nos. 2 through 5 to November 1, 2006 and ensure the applicant and representative were present to discuss combining the parcels.

ACTION: ITEM NOS. 2 THROUGH 5 TABLED TO NOVEMBER 1, 2006

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

ACTION: THE MEETING RE-ADJOURNED AT 6:02 P.M.

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

APPROVED: December 6, 2006

Robert L. Eliason, Chairman

ATTEST:

Karen L. Storms, CMC, Agency Secretary