



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JANUARY 12, 2016– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **Present**
Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**

D. Approval of Minutes of December 29, 2015 **Approved 5-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **An inquiry was made as to when a stop light would be installed at Patrick and Durango.**

V. TOWN BOARD INPUT **None**

VI. GENERAL BUSINESS

A. Liaison/County Staff Business **Informed the Board new microphones arrived.**

B. Update on Community Planning Work Group **John Getter updated the Board on the progress of the Community Planning Work Group and the most recent Work Group documents were given to all Board members.**

VII. PLANNING & ZONING

01/19/16 PC

1. **TM-0210-15 – RYLAND HOMES NEVADA, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Torrey Pines Drive and Diablo Drive within Spring Valley. SS/al/ml (For possible action) **PC 1/19/16**
Approved subject to staff conditions. Vote 5-0

02/02/16 PC

2. **VC-1996-93 (ET-0172-15) – WELTY, GERALD:**
VARIANCE SECOND EXTENSION OF TIME to review an existing manufactured home as a second residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ponderosa Way and Red Rock Street within Spring Valley. SS/co/ml (For possible action) **PC 2/2/16**
Approved subject to staff conditions. Vote 5-0

3. **UC-0861-15 – DRABZIN INTERNATIONAL, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on 0.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 300 feet north of Rochelle Avenue within Spring Valley. SS/gc/ml (For possible action) **PC 2/2/16**
Approved subject to staff conditions. Vote 5-0

4. **VS-0848-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). SS/gc/ml (For possible action) **PC 2/2/16**
Held by applicant for two weeks.

5. **TM-0211-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
TENTATIVE MAP for a commercial subdivision on 8.5 acres in a C-1 (Local Business) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Russell Road and Durango Drive within Spring Valley. SS/gc/ml (For possible action) **PC 2/2/16**
Held by applicant for two weeks.

02/03/16 BCC

6. **DR-0830-15 – UNLV RESEARCH FOUNDATION:**
DESIGN REVIEW for proposed wall signage in conjunction with an existing school on 6.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Patrick Lane and Jim Rogers Way within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions. Vote 5-0

7. **DR-0850-15 – SUMMIT TECO, LLC:**
DESIGN REVIEW for single family residences in conjunction with an approved single family residential development on 4.7 acres in an R-E (Rural Estate Residential) (AE-60 & AE-65) Zone and an R-E (Rural Estates Residential) (RNP-I) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west and east sides of Duneville Street (alignment) within Spring Valley. SS/al/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions. Vote 5-0
8. **DR-0862-15 – VALLEY HOSPITAL MEDICAL CENTER, INC:**
DESIGN REVIEW for a building addition in conjunction with an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions. Vote 5-0
9. **DR-0535-15 (WC-0173-15) – HDS DURANGO, LLC:**
WAIVER OF CONDITIONS of a design review requiring that the monument sign must be located outside the existing 45 foot drainage easement in conjunction with an approved restaurant on 0.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive, 460 feet north of Warm Springs Road within Spring Valley. SS/co/ml (For possible action) **BCC 2/3/16**
Approved with if approved staff conditions. Vote 5-0
10. **WS-0846-15 – PALM MORTUARY, INC:**
WAIVER OF DEVELOPMENT STANDARDS to permit a wall sign in conjunction with a funeral home where not permitted.
DESIGN REVIEW for a comprehensive sign plan for a funeral home on 4.3 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Warm Springs Road and Myers Street within Spring Valley. SS/al/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions. Vote 5-0
11. **WS-0852-15 – DIGNITY HEALTH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) alternative street landscaping.
DESIGN REVIEW for carports with photovoltaic solar panels for on-site distributed electric generation in conjunction with an existing hospital on 29.6 acres in a C-P (Office & Professional) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions. Vote 5-0
12. **WS-0856-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of freestanding signs; and 2) increase the area of a freestanding sign.
DESIGN REVIEW for modifications to an approved comprehensive sign package for an approved automobile dealership on 10.0 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Warbonnet Way within Spring Valley. SS/jt/ml (For possible action) **BCC 2/3/16**
Approved subject to staff conditions and additional condition limiting the freestanding signs to a maximum height of 35 feet. Vote 5-0

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

IX. Set next meeting date – **Tuesday, January 26, 2016 – 6:30 PM**

X. Adjournment – **7:45 PM**

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road