



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MARCH 8, 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 February 23, 2016 **Approved 5-0 after noting Draft Minutes indicated 2015 rather than 2016.**
- 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. **None**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business **Announced Egg Run at Desert Breeze on March 19, 2016 and Extreme Thing on April 2, 2016 at Desert Breeze.**
- VII. PLANNING & ZONING
 1. **UC-0090-16 – ROMANCAL, LLC:**

USE PERMIT for a proposed vehicle (motorcycle) repair facility within an existing commercial building.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a vehicle (motorcycle) repair facility to a residential use on a portion of 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Sorrel Street within Spring Valley. SB/gc/ml (For possible action) **PC 4/5/16**

Applicant no show. Held until March 29, 2016 Town Board meeting. Vote 5-0

2. **VS-0087-16 – ENGELLAND, DERYK M. & MELISSA S.:**

VACATE AND ABANDON easements of interest to Clark County located between Bronco Street and Jones Boulevard, and between Oquendo Road and Quail Avenue within Spring Valley (description on file). SS/co/ml (For possible action) **PC 4/5/16**

Applicant no show. Held until March 29, 2016 Town Board meeting. Vote 5-0

3. **WS-0074-16 – SOUTHWEST, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an animated sign (electronic message unit) within an existing roof sign where not permitted; and 2) increase animated sign area.

DESIGN REVIEW to modify an existing roof sign by adding an electronic message unit in conjunction with a recreational club on 6.0 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 480 feet north of Rochelle Avenue and 1,400 feet east of Grand Canyon Drive within Spring Valley. SB/al/ml (For possible action) **PC 4/5/16**

Held by applicant until March 29, 2016 Town Board meeting.

4. **WS-0098-16 – DJAVAIRIAN, JOSEPH DAVID:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing garage addition to an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Fence Post Street, 270 feet south of Post Road within Spring Valley. SB/al/ml (For possible action) **PC 4/5/16**

Denied per staff recommendation. Vote 5-0

04/06/16 BCC

5. **DR-0653-14 (ET-0016-16) – PSI SUNSET, LLC:**

DESIGN REVIEW FIRST EXTENSION OF TIME to commence a retail center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. SB/co/ml (For possible action) **BCC 4/6/16**

Approved subject to staff conditions. Vote 5-0

6. **NZC-0855-13 (ET-0018-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 13.3 acre portion of a 31.7 acre parcel from M-D (Designed Manufacturing) (AE-60) Zone to R-1 (Single Family Residential) (AE-60) Zone in the CMA Design Overlay District.

USE PERMIT for a residential planned unit development.

DESIGN REVIEW for a single family residential planned unit development. Generally located on the west side of Tenaya Way, 900 feet north of Sunset Road within Spring Mountain (description on file). SS/co/ml (For possible action) **BCC 4/6/16**

Denied – negative impact on surrounding development. Vote 4-1 J.Catlett voted against motion.

7. **ZC-0263-00 (ET-0015-16) – PSI SUNSET, LLC:**

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley (description on file). SB/co/ml (For possible action) **BCC 4/6/16**

Denied. Too intense use. Vote 4-1 D. Gatliff voted against motion.

8. **TM-0019-16 – CENTURY COMMUNITIES OF NEVADA, LLC:**

TENTATIVE MAP consisting of 11 single family residential lots and common lots on approximately 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 450 feet north of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)

BCC 4/6/16

Approved subject to staff conditions. Vote 5-0

9. **WS-0084-16 – HACIENDA APARTMENTS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a wall sign where not permitted; and **2)** increase the area of 2 project identification signs.

DESIGN REVIEW for a comprehensive sign package in conjunction with a multiple family residential development on 25.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. SB/mk/ml (For possible action) **BCC 4/6/16**

Denied. Recommend signs within code. Vote 5-0

10. **WS-0107-16 – SDSW 2, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening requirements; **2)** enhanced paving; **3)** permit large parking areas; and **4)** permit a chain link fence in conjunction with a proposed parking lot.

DESIGN REVIEW for a proposed parking lot on 20.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the west side of Riley Street within Spring Valley. SB/al/ml (For possible action) **BCC 4/6/16**

Approved subject to staff conditions. 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, March 29, 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