



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MARCH 29, 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 March 8, 2016 **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. **None**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business- **Announced Community Center closed April 2, 2016 For Extreme Thing music festival at Desert Breeze.**

VII. PLANNING & ZONING

Held Over from March 8, 2016 Town Board Meeting

1A. **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**

Denied per staff recommendation. Vote 5-0

04/06/16 BCC

1. **TM-0023-16 – ABC LAND & DEVELOPMENT, INC:**

TENTATIVE MAP for a mixed use project consisting of commercial lots and 2 residential lots on 9.9 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. SS/al/ml (For possible action) **BCC 4/6/16**

Approved subject to staff conditions. Vote 5-0

04/19/16 PC

2. **DR-0141-16 – FLAMINGO BELTWAY 215 INTERCHANGE, LLC:**

DESIGN REVIEWS for the following: **1)** convenience store with gas pumps; **2)** vehicle (automobile) wash; **3)** restaurant with drive-thru; and **4)** smog check structure on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 350 feet west of Grand Canyon Drive (alignment) within Spring Valley. SB/gc/ml (For possible action) **PC 4/19/16**

Approved subject to staff conditions. Vote 5-0

3. **DR-0156-16 – SUNSET POST FF450, LLC:**

DESIGN REVIEW for a proposed hotel on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. SB/jt/ml (For possible action) **PC 4/19/16**

Approved subject to staff conditions. Vote 5-0

4. **UC-0109-16 – DIJ, LP:**

USE PERMIT for a major training facility (gaming and bartender vocational training) in conjunction with an existing office complex on a portion of 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the west side of Jones Boulevard and the north side of Desert Inn Road within Spring Valley. SB/dg/ml (For possible action) **PC 4/19/16**

Approved subject to staff conditions. Vote 5-0

5. **UC-0113-16 – KABOLI, MIKE L. & VICTORIA M.:**
USE PERMITS for the following: **1)** allow an existing accessory structure (garage) not architecturally compatible with the principal structure; **2)** waive architectural enhancements; and **3)** allow a flat roof without a parapet wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Willow Springs Drive, 200 feet south of Spring Meadow Drive within Spring Valley. SB/pb/ml (For possible action) **PC 4/19/16**
Approved subject to staff conditions. Vote 3-2 D. Gatliff, A. Heath Younce voted against motion.
6. **WS-0119-16 – DENSHA HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced separation between structures in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Katella Avenue and Solana Street within Spring Valley. SS/gc/ml (For possible action) **PC 4/19/16**
Approved waiver of development standards #2 subject to staff conditions and denied waiver of development standards #1 per staff recommendation. Vote 5-0
7. **UC-0134-16 – LSN NEVADA TRUST:**
USE PERMIT to allow a dental laboratory not within the same commercial complex as a medical or dental office in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Lindell Road and Cherokee Avenue within Spring Valley. SB/gc/ml (For possible action) **PC 4/19/16**
Approved subject to staff conditions. Vote 5-0

04/20/16 BCC

8. **WS-0124-16 – TEN15 BUFFALO WARM SPRINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a comprehensive architectural concept; **2)** compatible and consistent roof design for entire complex; and **3)** allow horizontal roof lines longer than 100 feet to not be broken up.
DESIGN REVIEW for a proposed retail building within an existing shopping center on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 150 feet south of Warm Springs Road within Spring Valley. SS/gc/ml (For possible action) **PC 4/19/16**
Denied per staff recommendation. Vote 5-0.

Held Over from March 8, 2016 Town Board Meeting

9. **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**
Denied applicant no show two times. Vote 5-0
10. **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**
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, April 12, 2016 – 6:30 PM**

X. Adjournment – **8:15 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